



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Wednesday, August 18, 2010, 12:30 p.m.

**Burton W. Chace Park Community Building
13650 Mindanao Way ~ Marina del Rey, CA 90292**

Design Control Board Members

Peter Phinney, AIA – Chair	- Fourth District
Simon Pastucha – Vice Chair	- Third District
Helena Jubany – Member	- First District
David Abelar – Member	- Second District
Tony Wong, P.E. – Member	- Fifth District

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of Minutes**
Consider approval of the July 21, 2010 meeting minutes.
3. **Public Comment**
Public comment within the purview of this Board (three minute time limit per speaker)
4. **Consent Agenda**
The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.
5. **Old Business**
None
6. **New Business**
 - A. Election of Officers
 - B. **Parcel 53 - The BoatYard - DCB #10-012**
Consideration of new signage for Denison Yacht Sales and Naos Yachting
 - C. **Parcel 1 - The Fuel Dock - DCB #10-013**
Consideration of new stand-alone trash enclosure
 - D. **Parcel 64 - Villa Venetia Apartments - DCB #10-014**
Consideration of proposed renovation

- E. Department of Public Works Marina del Rey Projects
Presentation on water, sewer and transportation-related projects

7. **Staff Reports**

- A. Temporary Permits Issued by the Department
- B. Ongoing Activities Report
- Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Coastal Commission's Calendar
 - Local Coastal Program Periodic Review Update
 - Small Craft Harbor Commission Minutes
 - Marina Design Guidelines Update
 - Redevelopment Project Status Report
- C. Marina del Rey and Beach Special Events

8. **Design Control Board Reviews**

- A. Parcel 53 - The BoatYard - DCB #10-012
Approval of recorded review and conditions
- B. Parcel 1 - The Fuel Dock - DCB #10-013
Approval of recorded review and conditions
- C. Parcel 64 - Villa Venetia Apartments - DCB #10-014
Approval of recorded review and conditions

9. **Adjournment**

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The materials can also be accessed on our website at marinadelrey.lacounty.gov.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: <http://beaches.co.la.ca.us> or <http://labeaches.info>



Marina del Rey Design Control Board

August 18, 2010

Peter Phinney, AIA, Chair, Fourth District

Simon Pastucha, Vice-chair, Third District

Helena Jubany, First District

David Abelar, Second District

Tony Wong, P.E., Fifth District



Public Comment Period

(Three (3) minute limit per speaker)



Old Business
None



New Business



New Business Item 6A:

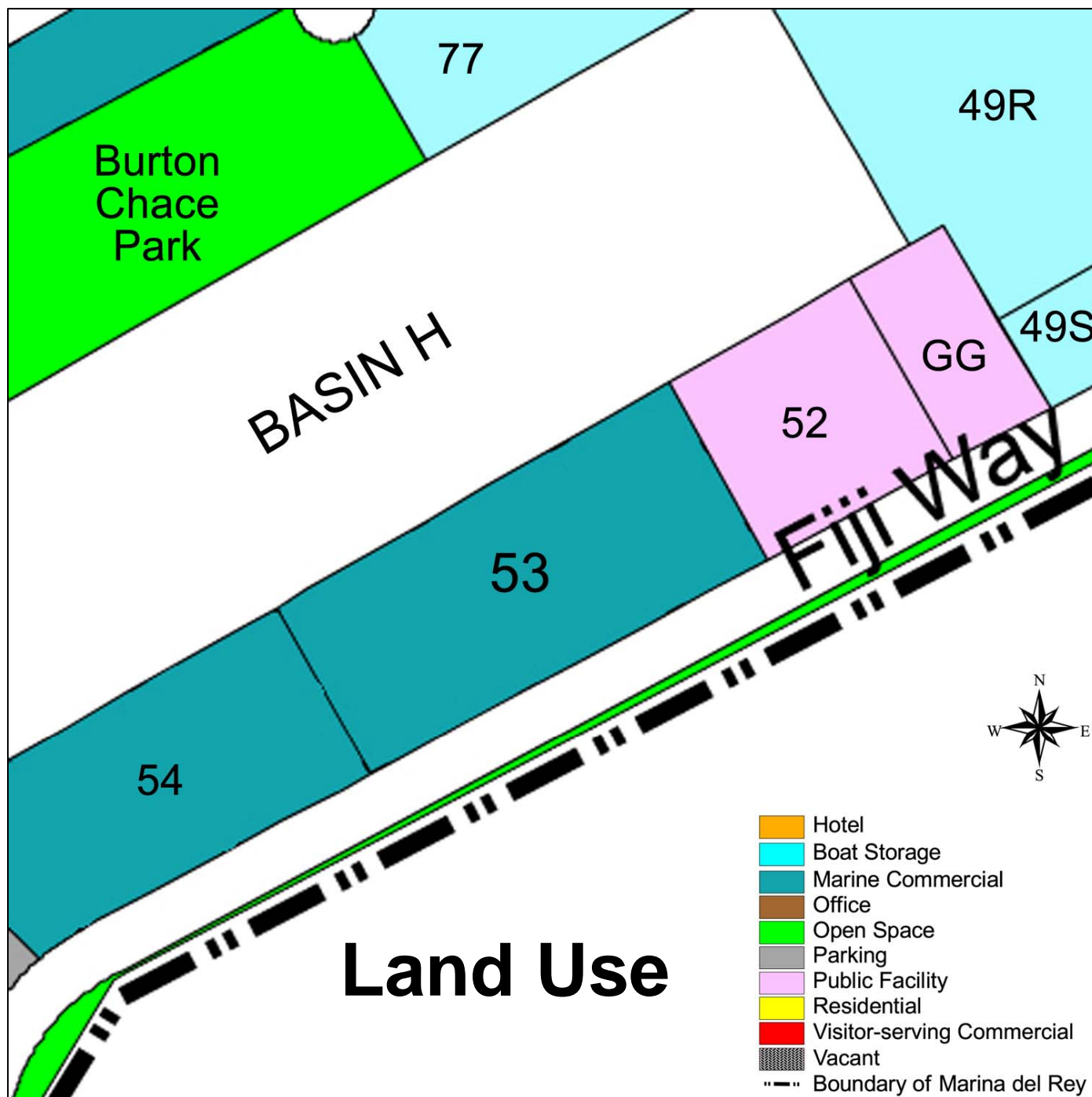
Election of Officers



New Business Item 6B:

Parcel 53 –
The Boat Yard, (DCB #10-012)

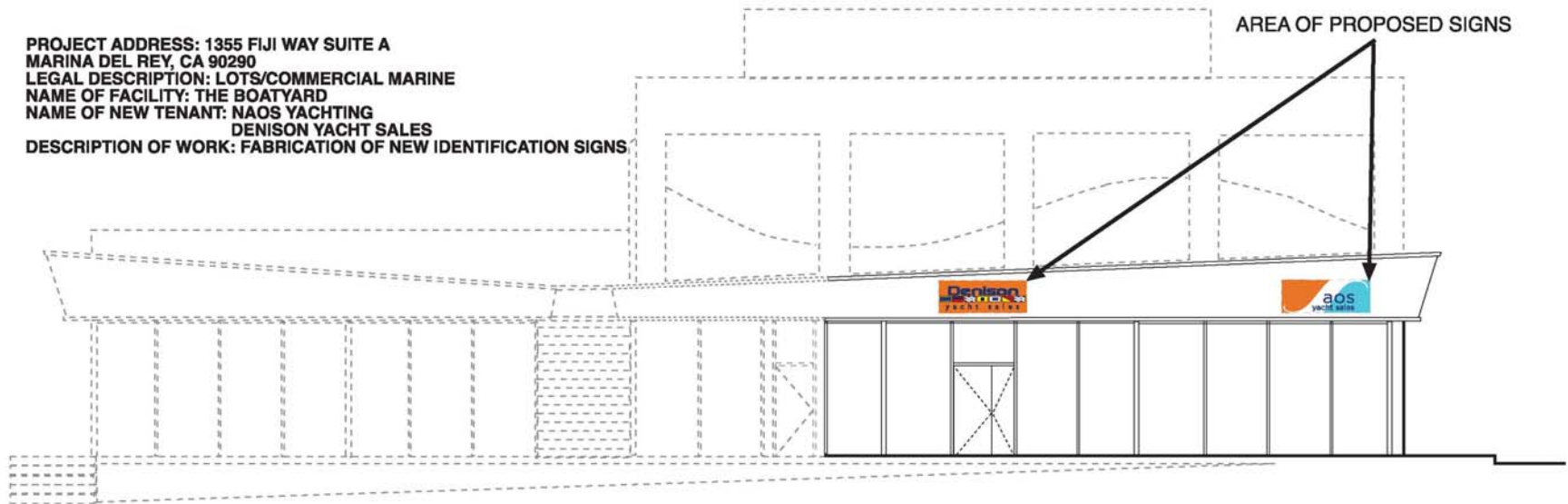
Consideration of new signage for
Denison Yacht Sales & Naos Yachting



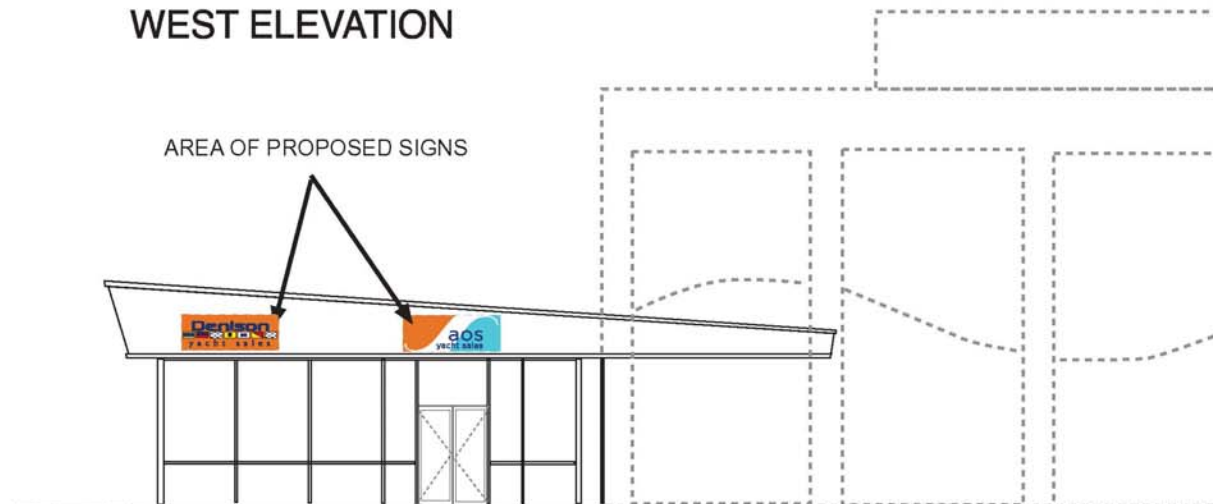




PROJECT ADDRESS: 1355 FIJI WAY SUITE A
 MARINA DEL REY, CA 90290
 LEGAL DESCRIPTION: LOTS/COMMERCIAL MARINE
 NAME OF FACILITY: THE BOATYARD
 NAME OF NEW TENANT: NAOS YACHTING
 DENISON YACHT SALES
 DESCRIPTION OF WORK: FABRICATION OF NEW IDENTIFICATION SIGNS

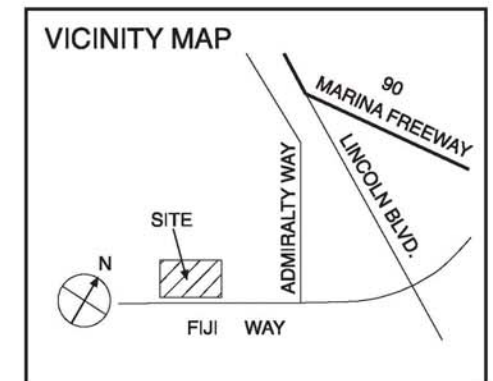


WEST ELEVATION



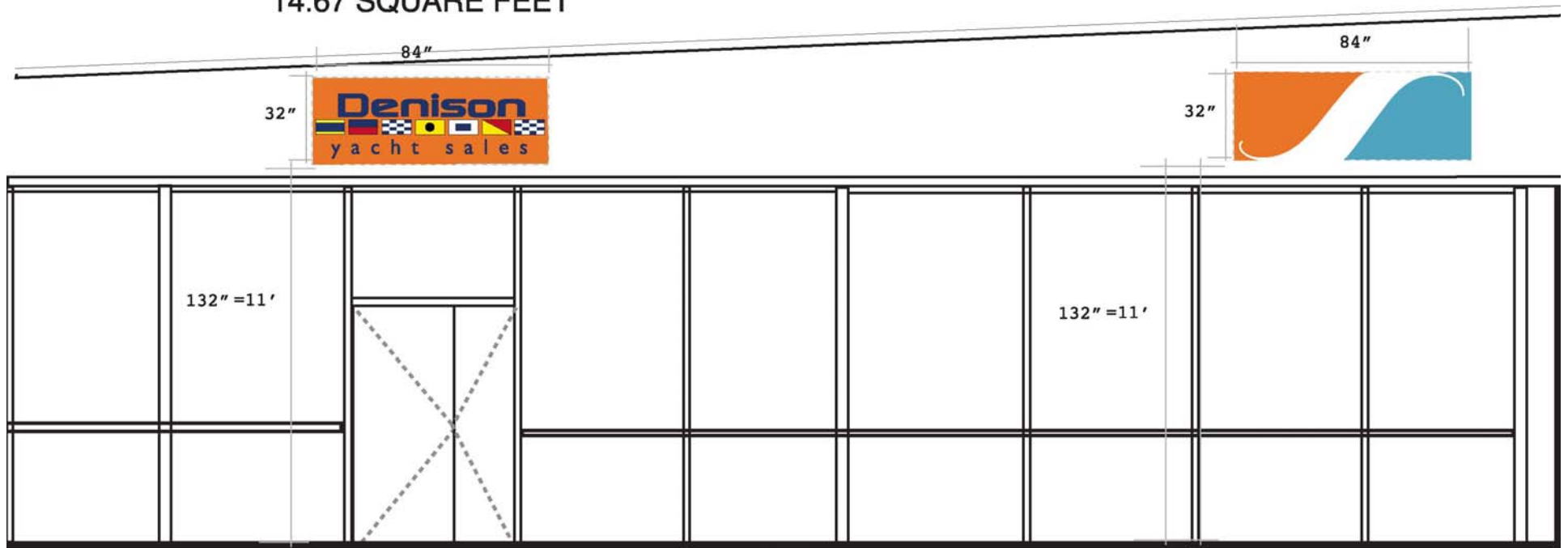
SOUTH ELEVATION

——— PROPOSED AREA FOR SIGNAGE
 - - - - - NOT IN PROJECT
 1/8" = 1' SCALE



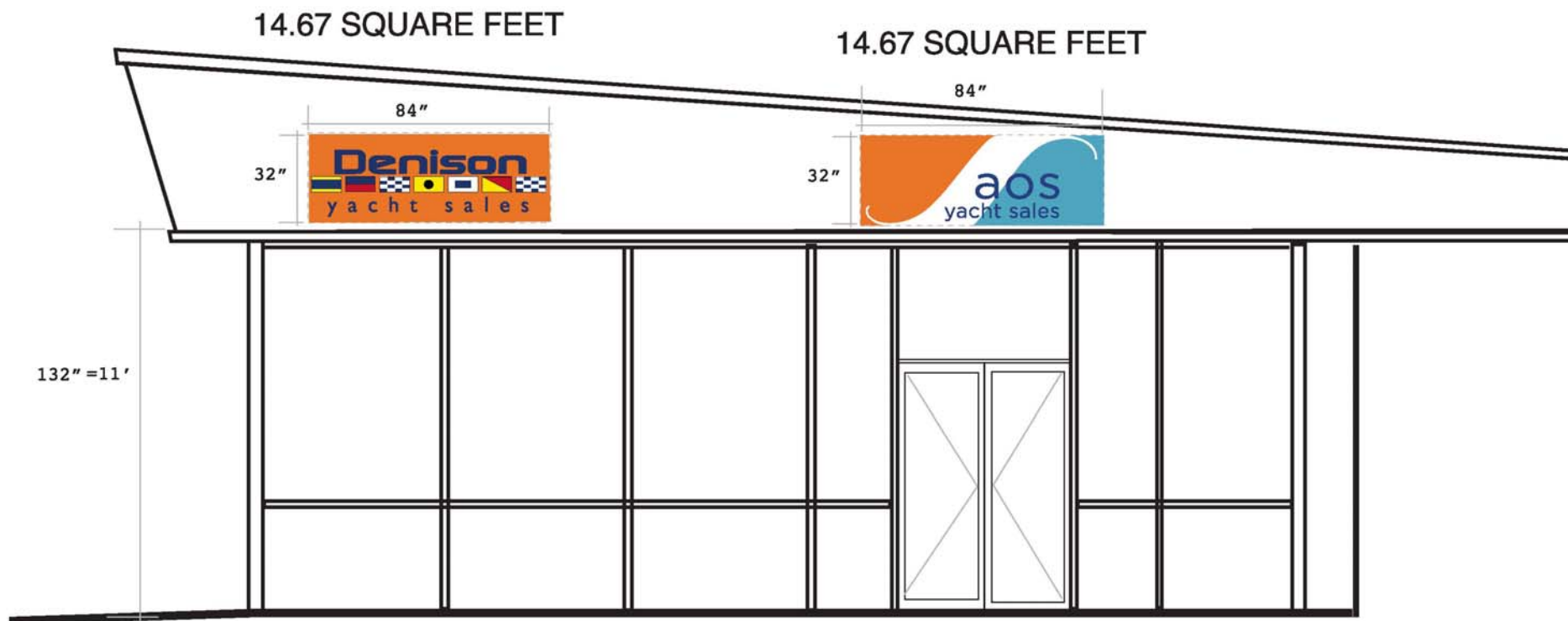
14.67 SQUARE FEET

14.67 SQUARE FEET



543" LINEAR INCHES
45.25" LINEAR FEET
29.34 TOTAL SIGNAGE SQUARE FOOTAGE

WEST ELEVATION
 $\frac{1}{32}" = 1"$



384" LINEAR INCHES
32" LINEAR FEET
29.34 TOTAL SIGNAGE SQUARE FOOTAGE

SOUTH ELEVATION
1/32" = 1"

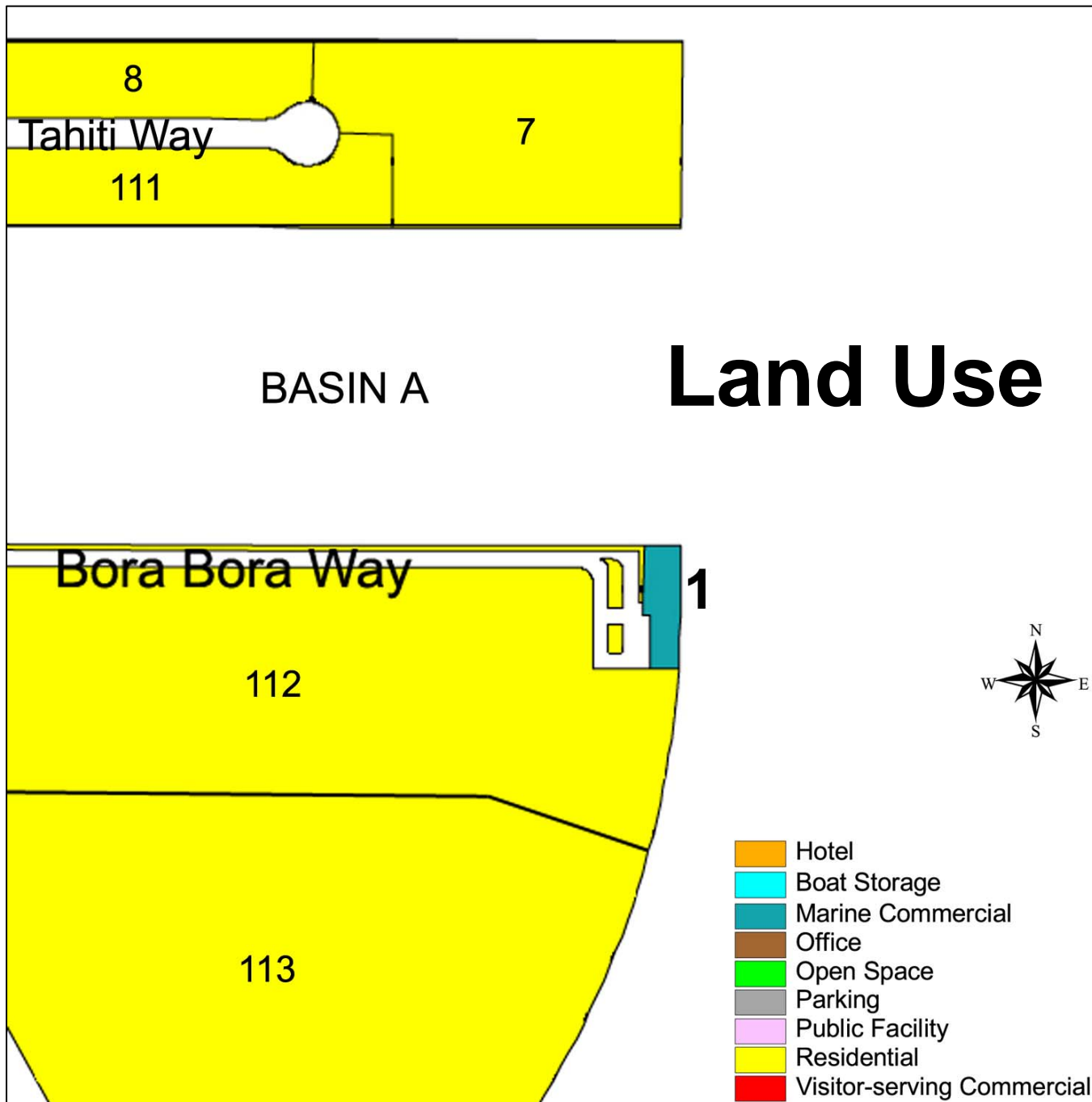


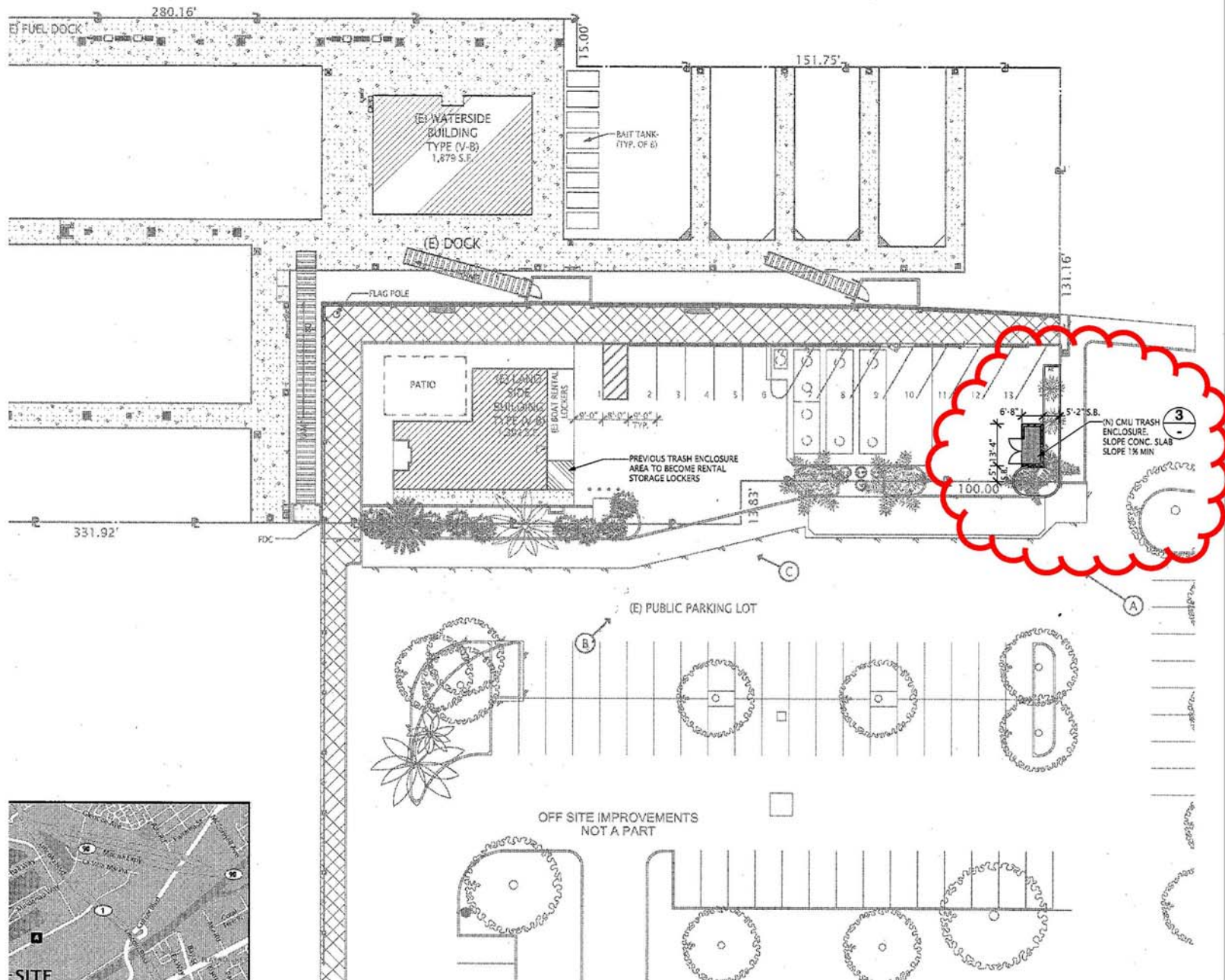
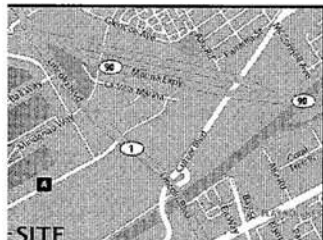


New Business Item 6C:

**Parcel 1 – The Fuel Dock, Trash Enclosure
Relocation (DCB #10-013)**

Consideration of new stand-alone
trash enclosure





REVISED
EXHIBIT A SET
7/21/10

MDR FUEL DOCK
HARBOR REAL ESTATE

13800 Bora Bora Way
Marina Del Rey CA 90292
Phone: (310) 822-4878
Owner: Mr. Greg Schem

TRASH
ENCLOSURE

DATE: 8/21/08
SCALE: VARIES
DRAWN: AG
CHECKED: PAC





(E) PHOTO FROM SOUTHWEST CORNER LOOKING NORTH EAST



PROPOSED TRASH ENCLOSURE
WITH ADDITIONAL LANDSCAPING

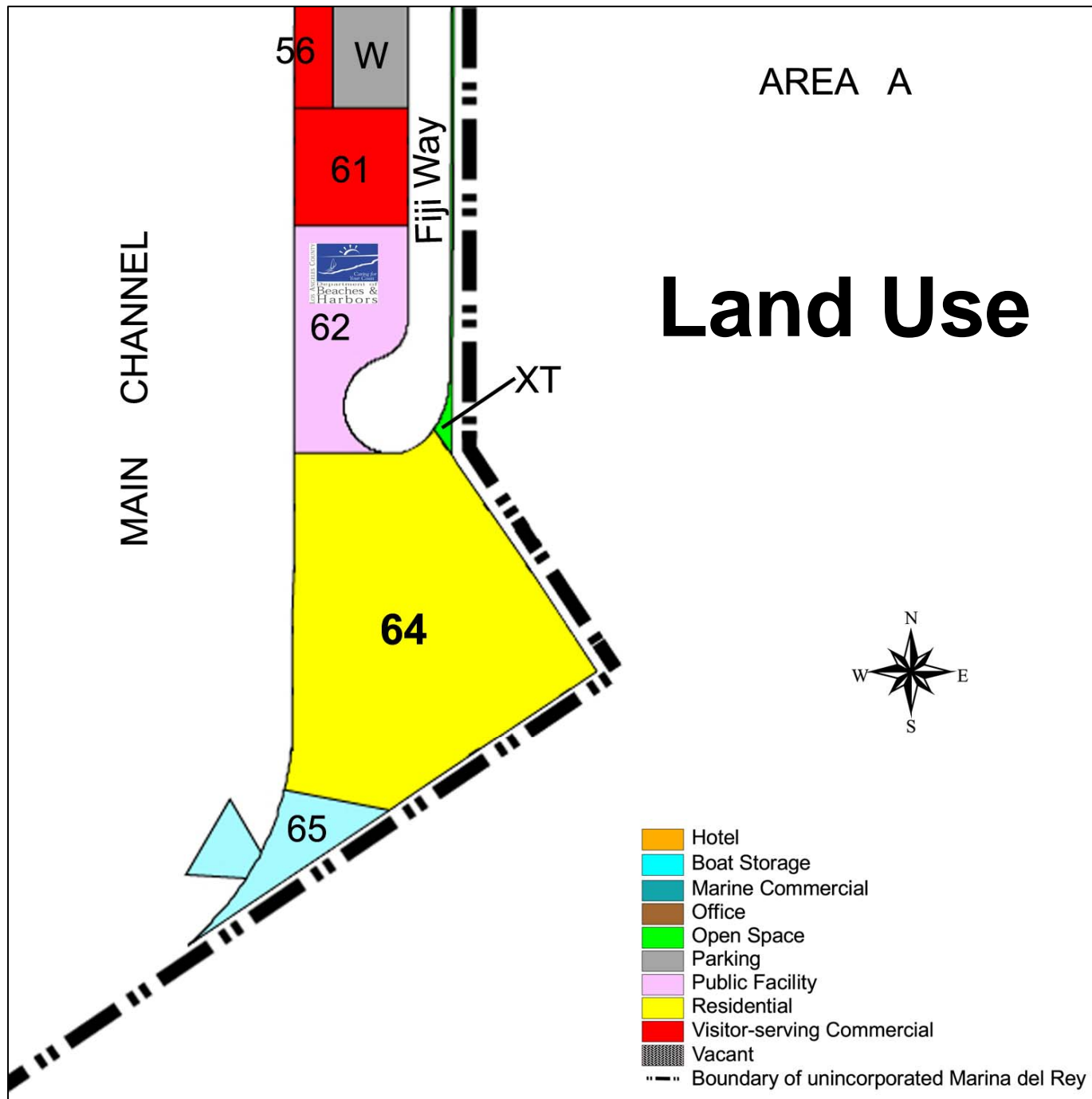
PHOTO FROM SOUTHWEST CORNER LOOKING NORTH EAST W/ PROPOSED TRASH ENCLOSURE



New Business Item 6D:

**Parcel 64 – Villa Venetia, Renovation
(DCB #10-014)**

Consideration of
proposed renovation





Parcel 64 Aerial View-Existing Conditions

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Villa Venetia-Renovation

Jul 21, 2010

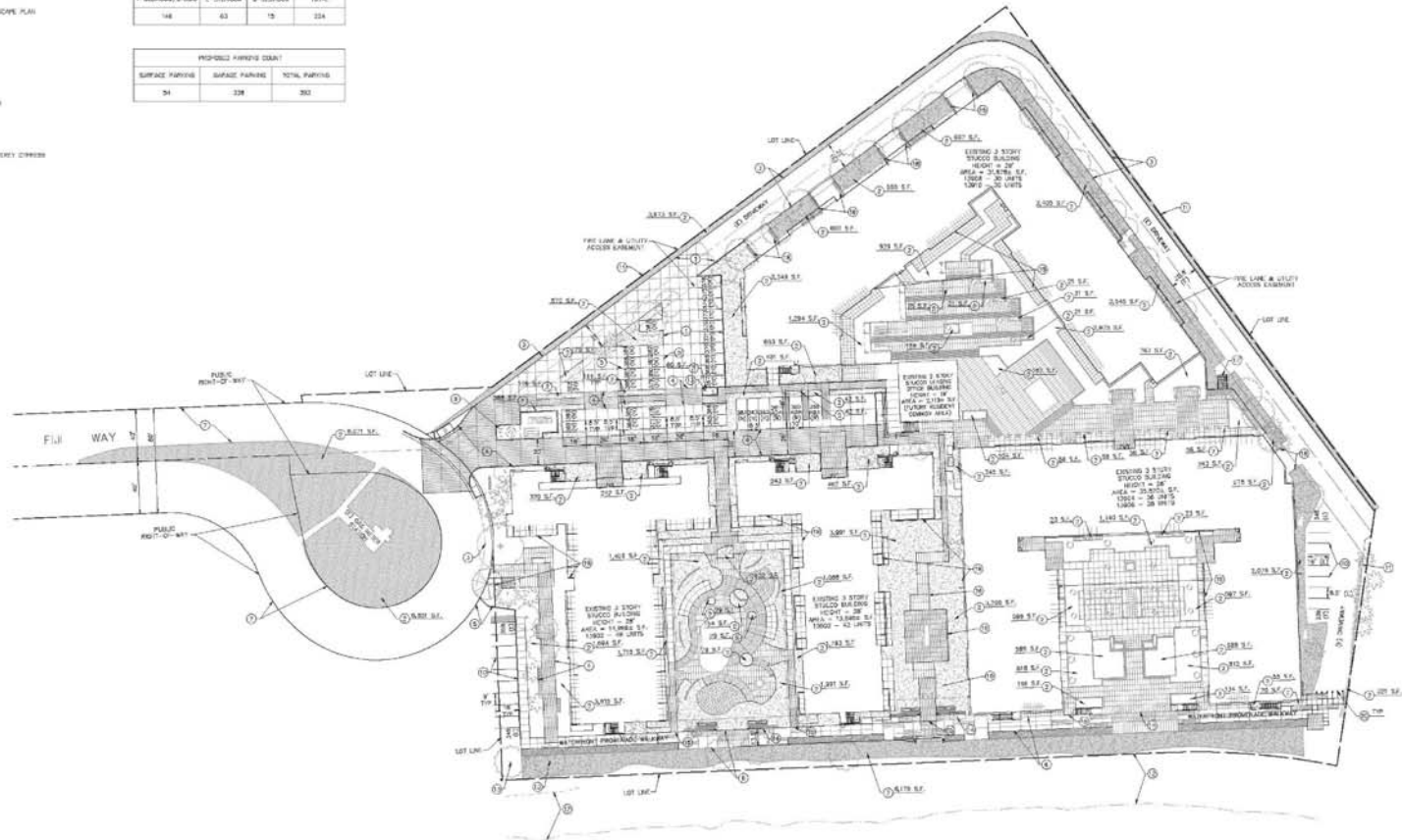
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LEGEND

- 1 NEW FASION
- 2 NEW LANDSCAPE PLANTER AREA PER LANDSCAPE PLAN
- 3 EXISTING DRIVE
- 4 ENHANCED ARRIVAL COURT FURNISH
- 5 NEW FURNISHING WALL
- 6 ENHANCED WATERPOW PRODUCE
- 7 EXISTING PARKING
- 8 EXISTING DRIVEWAY
- 9 NEW WATER FEATURE PER LANDSCAPE PLAN
- 10 EXISTING PARKING WALL
- 11 EXISTING CHAIN LINK FENCE
- 12 EXISTING POOL-DECK
- 13 EXISTING OLIVEWOOD SHED/SHEDS - MONUMENT CORNER
- 14 NEW GLASS GUARDRAIL
- 15 NEW 6" SECURITY GATE
- 16 NEW CONCRETE RETAINING WALL
- 17 EXISTING DRIVE
- 18 EXISTING DRIVEWAY/EXIT
- 19 NEW FASION PER LANDSCAPE PLAN
- 20 NEW DRIVEWAY

APARTMENT UNIT COUNT			
1-BEDROOM/1.5 BATH	2-BEDROOM	3-BEDROOM	TOTAL
148	63	13	224

PROPOSED PARKING COUNT		
SURFACE PARKING	SURFACE PARKING	TOTAL PARKING
54	128	182



Parcel 64 Proposed Site Improvements

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Villa Venetia-Renovation



PSOMAS

Aug 9, 2010

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TREE SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
T-1	ARB MAR	ARBUS MARINA	STRAWBERRY TREE	24" BOX	MULTI-TRUNK
T-2	LAG IND	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	-
T-3	LAG IND	LAGERSTROEMIA INDICA	GRAPE MYRTLE	36" BOX	MULTI-TRUNK
T-4	MEL PAR	MELALEUCA PARVIFOLIA	AUSTRALIAN WILLOW	36" BOX	STD.
T-5	OLE EUR	OLEA EUROPAEA	OLIVE	36" BOX	MULTI-TRUNK
T-6	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	-
T-7	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	60" BOX	-
T-8	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	72" BOX	-
T-9	WAS FIL	WASHINGTONIA FILIFERA	MEXICAN FAN PALM	24" BTH	STRAIGHT, CLEAN TRUNK

TREES TO REMAIN IN PLACE

TOTAL EXISTING TREES	TOTAL EXISTING TREES TO REMAIN	TOTAL PROPOSED TREES	TOTAL TREES ON SITE
114	73	125	198

SITE LIGHTING SCHEDULE

KEY	MATERIAL
1	EXISTING VEHICLE LIGHT POLE TO REMAIN
2	PROPOSED VEHICLE LIGHT POLE
3	EXISTING PATHWAY LIGHTED BOLLARD TO REMAIN
4	PROPOSED PATHWAY LIGHTED BOLLARD



COURTYARD SHRUB AND GROUNDCOVER SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
ASA AME	ADAUVE AMERICANA	CENTURY PLANT	15 GALLON
ALO AMB	ALOE AMBROSIOIDES	ALOE	5 GALLON
AM PLA	ANDROMEDA PLANTAGINIFOLIA	KANGAROO PAW	15 GALLON
BAN ALP	BANBUA ALPHONSIENSIS	ALPHONSE KAM BAMBINO	15 GALLON
BOS SAN	BOSCHERUS SANCTI	BOSCHERUS	5 GALLON
DE INC	DIETES INCOLOR	FORTNIGHT LAY	5 GALLON
EDU JAP	EDONIA JAPONICA	BOKLEAF EDONIA	5 GALLON
LNI HON	LAURUS HONOLULU	SWEET BAY	15 GALLON
LIR GNE	LIRIODENDRON	EVERGREEN DAWG	5 GALLON
LIG JAP	LIGULASTRA JAPONICA	JAPANESE PRIVET	5 GALLON
PHO EUR	PHORADENDRON	NEW ZEALAND FLAX	15 GALLON
PHO VAN	PHORADENDRON	NEW ZEALAND FLAX	15 GALLON
TRA JAE	TRACHELOSPERMUM	STAR JASMINE	1 GALLON
ARC JEM	ARCTICUM JAPONICUM	GARDEL SUB MANDARIN	1 GALLON
CEA CEN	CELANDESTRIS CENOMANENSIS	WILD LILAC	1 GALLON
LEU HES	LEUCANTHEMUM	LANCELEAF	FROM PLANTS
SED PAC	SEDUM PACIFICUM	STONECROP	FROM PLANTS

PERIMETER SHRUB AND GROUNDCOVER SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
ACA PYC	ACACIA PYCNANTHA	GOLDEN WATTLE	15 GALLON
ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GALLON
BAC FL	BACCHARIS FULGENS	SWAMP DOGWOOD BRUSH	5 GALLON
LUP ALB	LUPULUS ALBIFLORUS	SILVER RUSH LUPINE	5 GALLON
RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GALLON

NOTE: PLANT MATERIALS DEPICTED THEREON CONFORM TO THE COUNTY'S DROUGHT-TOLERANT LANDSCAPE ORDINANCE.



A-2 Parcel 64 Site Plan

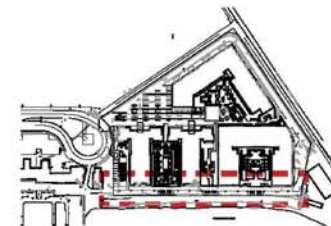
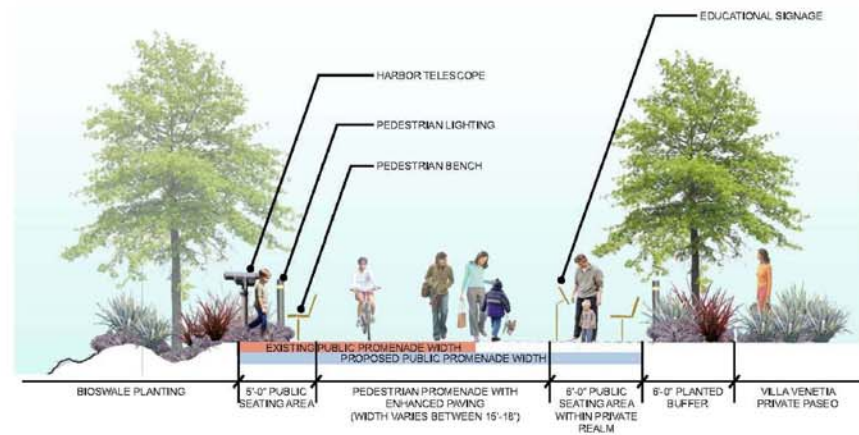
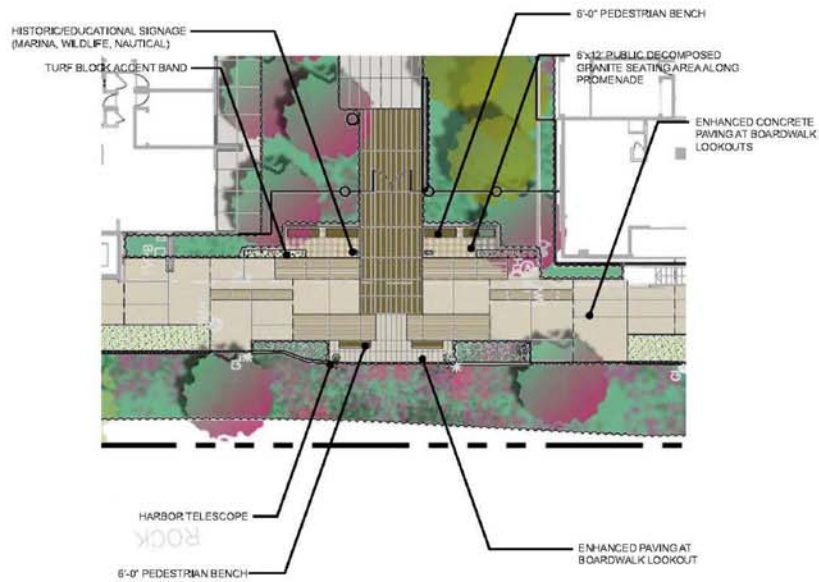
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Meléndrez

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A-39 Parcel 64 Waterfront Promenade Section 1

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Villa Venetia-Renovation



Meléndrez

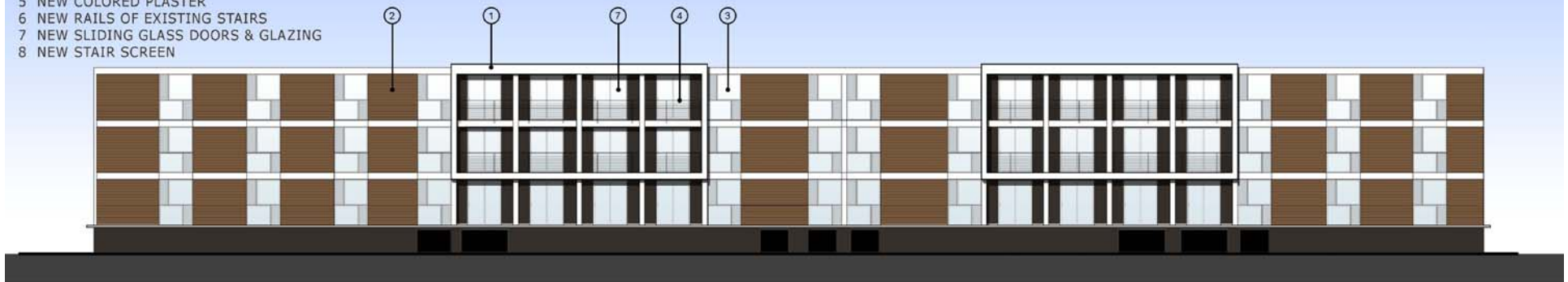
Aug 9, 2010

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Before

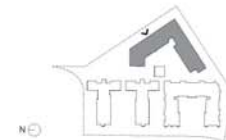
- 1 NEW FRAMING & WHITE PLASTER
- 2 NEW CEMENT BOARD CLADDING
- 3 NEW WINDOWS & GLAZING
- 4 NEW STAINLESS STEEL GUARD RAILS
- 5 NEW COLORED PLASTER
- 6 NEW RAILS OF EXISTING STAIRS
- 7 NEW SLIDING GLASS DOORS & GLAZING
- 8 NEW STAIR SCREEN



After

Parcel 64 Before & After- Building 13908/10 Northeast Elevation

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0' 8' 16' 32'



Villa Venetia-Renovation

Jul 21, 2010

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Before

- 1 NEW FRAMING & WHITE PLASTER
- 2 NEW CEMENT BOARD CLADDING
- 3 NEW WINDOWS & GLAZING
- 4 NEW STAINLESS STEEL GUARD RAILS
- 5 NEW COLORED PLASTER
- 6 NEW RAILS OF EXISTING STAIRS
- 7 NEW SLIDING GLASS DOORS & GLAZING
- 8 NEW STAIR SCREEN



After

Parcel 64 Before & After- Building 13908/10 Southeast Elevation

COE ARCHITECTURE
INTERNATIONAL



0' 8' 16' 32'



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Before



After

Parcel 64 Before & After- Building 13904/06 South Elevation

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 INTERNATIONAL



0' 8' 16' 32'



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Before



After

Parcel 64 Before & After- Building 13904/06 East Elevation

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INTERNATIONAL



0' 8' 16' 32'



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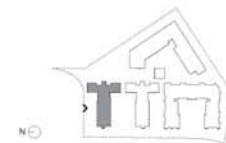
Before



After

Parcel 64 Before & After- Building 13900 North Elevation

COE ARCHITECTURE
INTERNATIONAL



0' 8' 16' 32'



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Before



After

Parcel 64 Before & After- Building 13900 East Elevation

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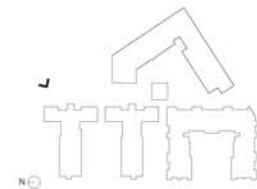
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Parcel 64 Proposed Rendering- Auto Court View - Entry Facades of Building 13900 and 13902 - Looking Southwest

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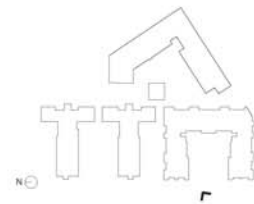
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Parcel 64 Proposed Rendering- Waterfront Promenade View - Building 13904/06 - Looking Northeast

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New Business Item 6E:

Department of Public Works Marina
del Rey Projects



Staff Reports

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events



Board Reviews

- Item 8A:** Parcel 53 – The Boat Yard (DCB #10-012)
- Item 8B:** Parcel 1 - The Fuel Dock (DCB #10-013)
- Item 8C:** Parcel 64 - Villa Venetia, Renovation (DCB #10-014)



Adjournment

**MINUTES OF
MARINA DEL REY
DESIGN CONTROL BOARD**

July 21, 2010 @ 12:30 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Peter Phinney, AIA, Chair, Fourth District
David Abelar, Second District
Helena Lin Jubany, First District

Members Absent: Simon Pastucha, Vice-Chair, Third District
Tony Wong, P.E., Fifth District

Department Staff Present: Santos Kreimann, Director
Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Asset Management Division
Ismael Lopez, Planner
Peter Dzewaltowski, Regional Planning Assistant
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Issac Hakim, Tahiti Marina Apartments
Aaron Clark, Armbruster Goldsmith & Delvac LLP
Michele Sae, Tahiti Marina Design Architect
Kevin Lorton, Hornblower Café
Samuel Kim, Landscape Architect for SQ LA Inc.
Tim Riley, Executive Director of MdR Lessees' Association
Andy Zeff
Jon Nahhas

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 12:35 p.m. Ms. Jubany led the Pledge of Allegiance.

Motion by Ms. Jubany, seconded by Mr. Abelar, to excuse Mr. Pastucha and Mr. Wong from Today's meeting was unanimously approved.

2. Approval of the DCB minutes

Motion by Mr. Abelar, seconded by Ms. Jubany, to approve the June 16, 2010 meeting minutes, as submitted, was unanimously approved.

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

None

6. New Business

A. Parcel 7 – Tahiti Marina – DCB #10-010

Consideration of renovation modifications for Tahiti Apartments and Marina.

Mr. Dzewaltowski gave an overview of the project.

Mr. Clark introduced himself and the Applicant's development team. Mr. Sae, the Applicant's architect, explained the design concept and scope of the project. Mr. Kim, the Applicant's landscape architect explained the landscaping plan.

Board Comments

Mr. Abelar asked if the change would reduce the number of parking spaces provided. Mr. Dzewaltowski replied no. The number of parking spaces (465) shall remain the same but some of the parking spaces will be relocated.

Mr. Abelar asked if there were any changes in the number of slips proposed. Mr. Dzewaltowski replied no. This project does not involve any dock works. Mr. Hakim stated that the plan is to start construction of the slips within ten years after the completion of the landside development.

Ms. Jubany asked about the purpose and construction of the laminated glass feature. Mr. Sae replied that the light laminated glass is very durable material and is safe. Even if it breaks it would hold its shape because of its multiple layers.

Ms. Jubany inquired about the location of the promenade, public seating area, and whether trees would block tenants' view of the ocean. Mr. Kim replied that trees may block views, but they can also frame views and enhance the experience. He further stated that some trees are proposed to be removed to minimize the blocking of views and others added to create shade and enhance view corridors.

Public Comments

Mr. Zeff, a Tahiti resident, expressed his appreciation for the service and attention by the Applicant, and their efforts to the appearance of the building and the environment.

Mr. Nahhas discussed the comments of Mr. Abelar relative to boat slips.

Board Comments

Mr. Jubany summarized her prior meeting with the Applicant including her opinions about the sensible and elegant design and the architect's effort to eliminate curbs and widen the promenade.

Mr. Phinney asked about boater parking and whether the survey of existing boaters revealed anything that would be helpful to the DCB. He also stressed the importance of the interface with the adjacent promenades.

Mr. Hakim replied that parking has been added to the areas where the existing ancillary boating facilities are proposed to be removed. Replacement boating amenities will be moved to more strategic locations. Mr. Hakim explained that there was an abundance of parking. Even at the July 4th celebration there was excess parking on site. The issue of the transition between the two promenades was deferred to the design team.

Mr. Phinney requested that Mr. Hakim provide assurance that they would not be back to the DCB in ten years and need to reduce the number of slips due to insufficient parking. Mr. Hakim agreed.

Mr. Abelar spoke about the potential that boat slip sizes may be reduced in the future and that vehicle parking quantities may restrict the number of future slips when redevelopment occurs. Mr. Kreimann stated that the waterside alterations are not part of the current application and, therefore, beyond the purview of the Board.

Mr. Phinney commented that the drivable grass is difficult to navigate with high heel shoes. He also asked if it was possible to make a physical connection from the gym structure to the pool.

Mr. Phinney stated that when the project returns for final design review, the Board would like to see some renderings of the connections to neighboring promenades, and some blown-up details of what those interfaces actually will look like. The Board would like to see the approved gangway gates and it would be helpful to see the balcony plans that Mr. Abelar referenced, if the Applicant provides sufficient detail of the railings. A view of the podium access to and from the parking structure is another piece of information that should be presented to the Board. Mr. Phinney stated that he would also like to see night views as well.

Mr. Ablear asked if the restrooms were located close enough to the docks. Mr. Hakim replied that the plan is compliant with the code which requires that the restrooms be within 350' from any pierhead.

Motion by Ms. Jubany, seconded by Mr. Abelar, to approve DCB #10-010, was unanimously approved with the conditions that the Applicant submits the following details during final review:

- The promenade and its interface with adjacent projects;

- Approved Gangway gates;
- Balcony details and views;
- Podium access views and views from the parking lot; and
- Night view of the project

B. Parcel EE- – Hornblower Café - DCB #10-011

Consideration of new signage for Hornblower Café.

Mr. Dzewaltowski gave an overview of the project.

Mr. Lorton presented the proposal.

Public Comments

None

Board Comments

Mr. Phinney asked for input from other Commissioners and if it would be appropriate to request the applicant remove the logo from the sign and installing a blade sign with the logo as an additional piece.

Mr. Tripp replied it is possible to have a blade sign under County Code; however, he was concerned if there is enough height clearance underneath the blade sign.

Mr. Phinney asked if any Commissioners have any issue with the logo being on the Sign. No concern was expressed.

Motion by Mr. Abelar, seconded by Ms. Jubany, to approve DCB #10-011, was unanimously approved.

7. Staff Reports

Ms. Miyamoto provided a summary of the report.

Public Comments

Mr. Nahhas commented about the lack of public participation, the Ongoing Activities Report, and the Master Waterside Coastal Development Permit.

Mr. Riley commented that the County has been very transparent and the public has many opportunities to participate in public meetings and provide input.

8. Design Control Board Reviews

A. Parcel 7 – Tahiti Marina – DCB #10-010

Approval of record of DCB action approving the renovation concept for Tahiti Marina provided the Applicant submits the following details during final review:

- The promenade and its interface with adjacent projects;
- Approved Gangway gates;

- Balcony details and views;
- Podium access views and views from the parking lot; and
- Night view of the project.

Motion by Ms. Jubany, seconded by Mr. Abelar, to approve the Board Review for DCB #10-010 was unanimously approved.

B. Parcel EE- Hornblower Café – DCB #10-001

Approval of record of DCB action approving identification signage.

Motion by Ms. Jubany, seconded by Mr. Abelar, to approve the Board Review for DCB #10-001 was unanimously approved.

Mr. Phinney expressed his appreciation for Ms. Miyamoto's devoted and excellent services to the Design Control Board during the last few years. He spoke on behalf of the Board, "[W]e will miss you and hope you will come back to visit the Board. We also welcome Mr. Wong to the Design Control Board."

Adjournment

Moved by Mr. Phinney, unanimously approved, the meeting was adjourned at 3:01 p.m.

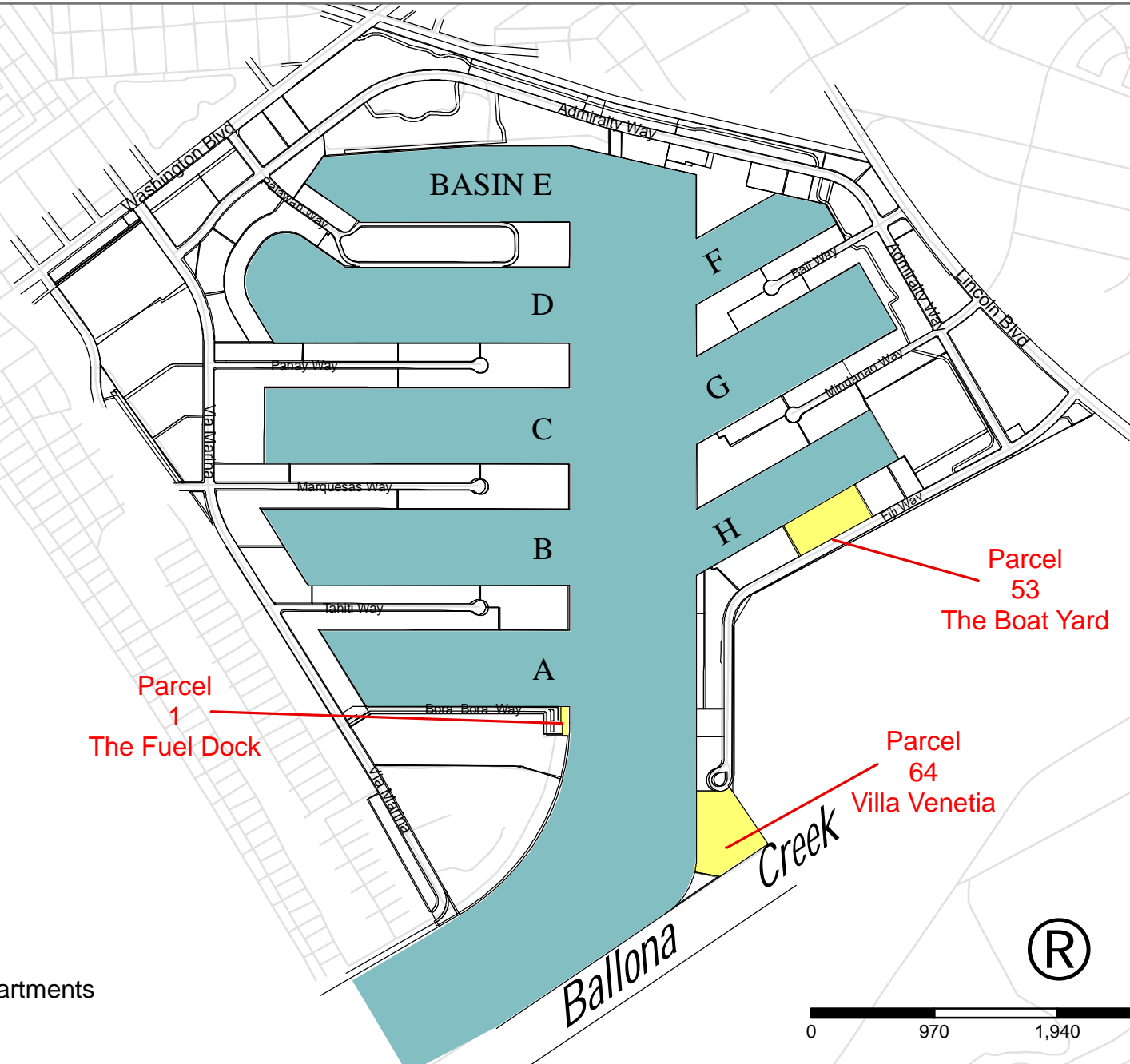
Respectfully Submitted,

Teresa Young

Secretary for the Design Control Board



Locations of August 18, 2010 DCB Items



New Business:

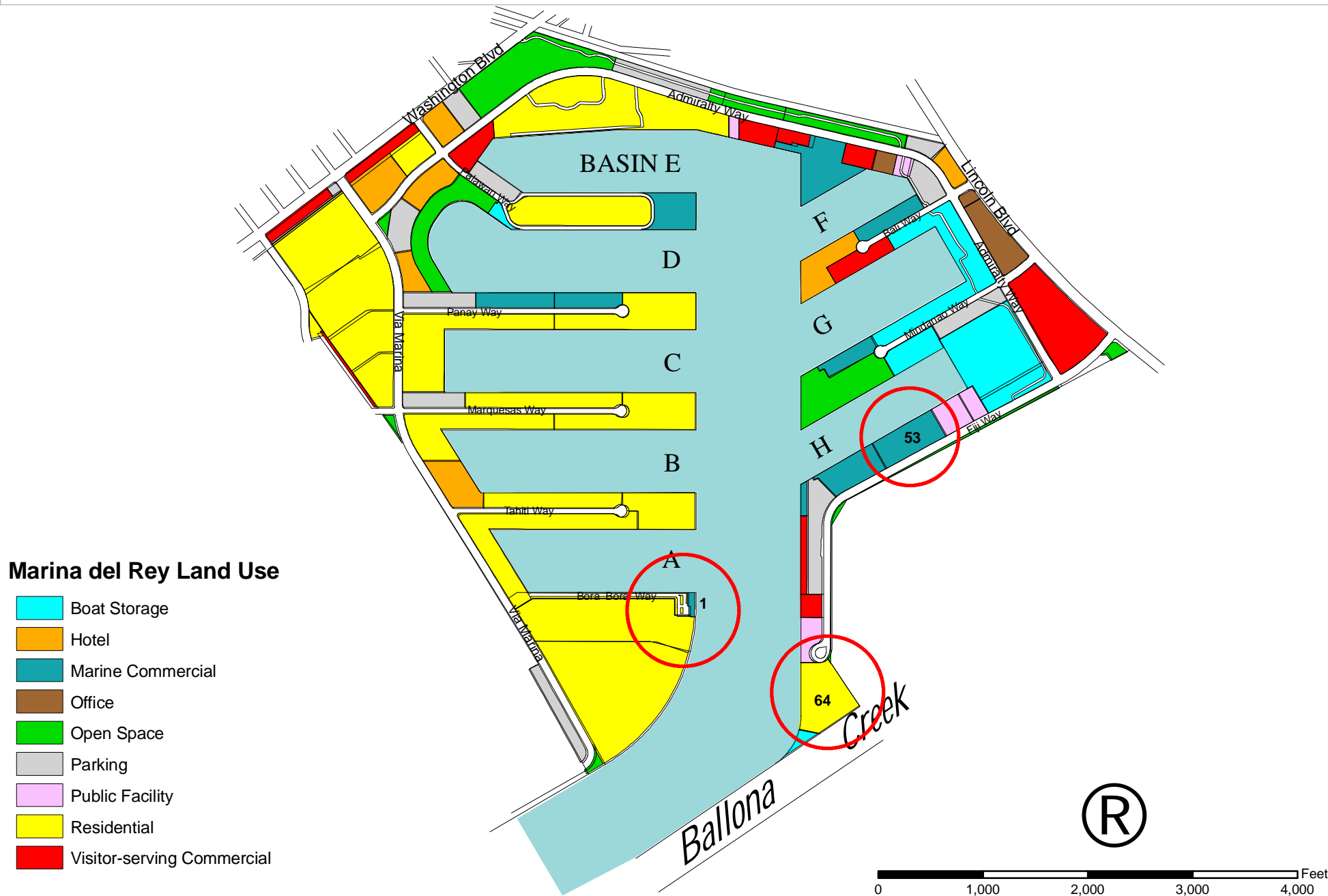
Parcel 53
6B; The Boat Yard

Parcel 1
6C; The Fuel Dock

Parcel 64
6D; Villia Venetia Apartments



Marina del Rey Land Use Map for August 18, 2010 DCB Items





To enrich lives through effective and caring service



August 12, 2010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: Santos H. Kreimann, Director
SUBJECT: **ITEM 6A - ELECTION OF OFFICERS**

The election of officers is included as Item 6A on your agenda pursuant to the Design Control Board's (DCB) *Statement of Aims and Policies* dated February 19, 1987. Specifically, the *Statement* provides that the DCB annually elects a chairman and vice chairman to preside over the meetings over the following year.

It is recommended your Board conduct the elections and elect a chairman and vice chairman for the coming year.

SHK:ks



To enrich lives through effective and caring service

August 12, 2010



TO: Design Control Board

Santos H. Kreimann
Director

FROM: Santos H. Kreimann, Director

Kerry Silverstrom
Chief Deputy

SUBJECT: ITEM 6B - PARCEL 53 - THE BOATYARD – CONSIDERATION OF NEW SIGNAGE FOR DENISON AND NAOS YACHT SALES - DCB #10-012

Item 6B on your agenda is a joint submittal from Denison Yacht Sales and Naos Yachting (Applicant), sub-tenants at The BoatYard, seeking approval of four permanent business identification signs on the existing building facade. The building is on Parcel 53, which is located at 13555 Fiji Way.

Existing Conditions

The existing building is split-level. A single-story section that accommodates offices surrounds the southern half of the building, and a taller garage stall area for the accommodation of boats is located towards the north. The building is primarily glass windows on the bottom half, with a smooth stucco façade located directly above. A wave-like design feature adds interest to the taller portion of the building. Building colors include white with blue trim accents. No permanent business identification signs currently exist at either establishment; however, a blue sign indicating "BoatYard" is affixed to the upper portion of the building's garage.

Proposed Signs

The Applicant is proposing to attach four new business identification signs, two for each new sub-tenant. Two signs (one for each sub-tenant) are planned on the south façade and, likewise, two additional signs on the west side of the building. Each sign is proposed to be installed 11 feet above grade (as measured from the bottom of the sign) and have the following dimensions: 32" high by 84" long and 3" thick.

Sign 1: Naos Yachting

Line 1 - "Naos" in blue (PMS 289C) custom font, 18" tall.

Line 2 - "yacht sales" in blue (PMS 289C) 4" custom font.

The sign background contains a red/orange (PMS 173C), white, and blue (PMS 631C) wave-like pattern.

Sign 2: Denison Yacht Sales

Line 1 - "Denison" in blue (PMS 289C) custom font, 8" tall.

Line 2 - "yacht sales" in blue (PMS 289C) 4" custom font.

The sign background is red/orange (PMS 173C) and contains a corporate logo in between the two lines of text. The logo, a series of seven flags, incorporates three additional colors: red (PMS 485C); black (PMS 2C2X) for the circle; and yellow (PMS 3965C).

The sign material is 3"-deep fabricated aluminum panel. The text is 3/8" raised painted acrylic letters. Each sign is supported by an aluminum frame, which provides vertical reinforcement. The signs will be centered and secured above the existing storefront windows with mounting brackets and screws. The new business identification signs will not be illuminated.

STAFF REVIEW

The subject sign application is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 & 5, Permitted Permanent Signs, of the *Sign Controls*.

The Department recommends APPROVAL of DCB #10-012, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation.

SHK:ks



To enrich lives through effective and caring service

August 12, 2010



TO: Design Control Board

FROM: Santos H. Kreimann, Director

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

SUBJECT: ITEM 6C – PARCEL 1 - THE FUEL DOCK – CONSIDERATION OF NEW STAND-ALONE TRASH ENCLOSURE – DCB #10-013

Item 6C on your agenda is a submittal by Del Rey Fuel, LLC (Applicant) for the relocation of an approved trash enclosure at the newly-constructed Fuel Dock facility at Parcel 1. The subject property is located at the terminus of Bora Bora Way.

Background & Project Description

Plans for redeveloping the fuel dock were approved by the Regional Planning Commission on May 14, 2008, in conjunction with the issuance of a Coastal Development Permit and Site Plan and Conditional Use Permit approvals. Subsequently, the Design Control Board approved final design on August 28, 2008. Construction of the project is substantially complete. As approved, the site plan provides for landside improvements including an approximately 1,400-square-foot one-story building and 13-car surface parking area fronting the Main Channel. The south-facing portion of the building was originally designed to accommodate a series of boat rental lockers and adjacent enclosed trash area.

The Applicant is proposing to relocate the approved trash enclosure from the southern portion of the building to a stand-alone location at the southerly parcel line adjacent to the parking area. This adjustment will allow the lessee to utilize the vacated space to install additional boater storage lockers for rental.

The proposed trash enclosure is 13' 4" long, 6' 8" deep and 5' 4" high in size. It will be set back from the south parcel line by 5' 2" and from the west parcel line by 5' 8". The 5' 4"-tall enclosure wall will be of concrete masonry construction with a stucco finish and painted Galveston Gray to match the existing surface of the landside building. Two metal gates will be installed as additional screening, facing the parking area, and will be painted Sea Haze to also match the landside building doors. The gates will assist in prohibiting animals from accessing the contents of the trash container.

Traffic and pedestrian circulation will be unaffected by the proposed enclosure, as it is sited in an area that is not utilized for parking driveways or aisles. Landscaping will be provided within two existing and approved curbed islands within the west and south setback areas. Palm trees, Daylily, and Lily of the Nile (each part of the approved landscape plan) are proposed to supplement the existing landscaping.

STAFF REVIEW

In addition to the gates to prohibit animals from accessing the trash container, staff also recommends that the trash container itself be maintained with a protective cover to address access from birds.

The Department recommends APPROVAL of DCB #10-013, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation and that the trash container is maintained with a protective cover to prohibit access by birds and animals.

SHK:ks



To enrich lives through effective and caring service

August 12, 2010



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: ITEM 6D - PARCEL No. 64 - VILLA VENETIA APARTMENTS -
CONSIDERATION OF PROPOSED RENOVATION - DCB #10-014**

Item 6D on your agenda is a conceptual design submittal from the Parcel 64 lessee, Lyon Realty Advisors (Applicant), for the rehabilitation of existing buildings and other landside improvements and amenities that make up the Villa Venetia residential project. The project is located at the terminus of Fiji Way between Ballona Creek and the Main Channel.

Existing Facility

Parcel 64 is an approximately 6.4 acre site, currently improved with four three-story (28-foot tall) buildings containing 224 residential apartments and ancillary uses. Two of these buildings are constructed on a podium deck above a level of parking that, together with adjacent surface parking areas, provides 377 parking spaces. Existing landside amenities include two pools, leasing/clubhouse building, tennis court, sun deck, and barbeque areas.

The Villa Venetia site is located along the east side of the Main Channel, south of the Coast Guard station, at the terminus of Fiji Way. Approximately 500 feet of waterfront pedestrian promenade runs along the west perimeter of the site and along the northerly parcel boundary off Fiji Way.

The leasehold does not include a water area and does not contain any marina facilities.

Exterior and Common Area Improvements

The proposed rehabilitation will improve existing building systems and modernize the interior and exterior building features, common areas and the overall site plan. The proposal will not increase the size, density, or height of any structure. Renovations include:

1. New Building Façades -

The façades of all buildings will be refurbished and modernized. This will include replacement of existing plaster with a wood tone cement board cladding framed by a band of white plaster. Groupings of existing private balconies will be

surrounded by a white plaster "frame" to set them apart and contrast. Sliding glass doors will be replaced and balconies will be water sealed and re-flashed. Guardrails for the balconies will be replaced with stainless steel cables. Exterior renovations include modifications to existing fenestration and increased vertical glazing at bedroom windows by adding floor line window sections.

Exterior stairways are proposed to be fitted with a semi-opaque screen comprised of varying panes of glass. A portion of the exterior north and east sides will be painted in a blue accent color. All exterior wood surfaces and trim will be replaced.

2. New Main Entry –

An upgraded entry and motor court are proposed to provide a contemporary look and to improve site circulation. Unique stamped paving is planned for the main entranceway (including a portion of Fiji Way) and continues through to a new entrance-area parking lot in place of the existing tennis courts. Landscaping throughout the new entranceway includes Mexican fan palm, Olive, California Sycamore and Australian Willow plantings.

In the center of the main entrance is a water feature with landscaping planter that acts to separate traffic destined for the leasing office building and traffic en route to tenant parking towards the rear of the site. This central corridor spans from the main entrance to the rear fire lane that is parallel to the bike path. Alterations to landscaping and surface treatment are intended to tie elements of the corridor together and provide a visual line of sight.

3. Parking, Pool Area, Clubhouse and Hardscape –

The parking lot will be resurfaced and re-stripped. Fifteen additional surface parking spaces will be added, primarily in the location of the existing tennis court, for an increased total of 392 parking spaces. The majority of the parking will remain in the below-deck areas of two of the buildings. Bicycle parking is also located in the garages.

Each of the existing four courtyards will be renovated to better define the outdoor common areas and to provide new patio gardens, seating areas, furnishing, and landscaping. Interior walkways will feature glass rails in place of the existing wood rails.

A transformative alteration is proposed for the "green" courtyard in the center of the seaward portion of the site. Here, new seating, a water feature, and landscaped areas lead to a new connection from the site to the public promenade. This secured connection is aligned with one of the new waterfront look-outs and is equipped with a 6-foot pedestrian bench and harbor telescope.

The Clubhouse building will remain in its central location on the main north-south corridor and will be renovated with the same exterior design and materials.

4. Landscaping, Signage and Lighting -

A total of 198 trees will be incorporated into the renovation project, including 73 existing trees that will be retained (with identified bird nesting trees) and 125 new trees (Strawberry, Crape Myrtle, Australian Willow, Olive, California Sycamore and Mexican Fan Palm). Most existing groundcover will be replaced with drought tolerant species that conform to the County's Drought-Tolerant Landscape Ordinance.

The Applicant's submittal indicates that updated entry signage and a way finding and historic/educational graphics package will be produced to improve identification and site access for visitors and residents. The signage package, along with a detailed lighting plan, will be presented to the Design Control Board with the Applicant's final application.

Interior Improvements

Phased rehabilitation of all apartment interiors and common areas is proposed.

Promenade

The promenade is proposed to be enhanced with varying concrete paving materials, trash receptacles and furnishings, and four enhanced lookout areas. New lighting and signage are also planned for the promenade.

Promenade widths are planned to fluctuate between 15 and 18 feet wide. The main walkway portion of the promenade is typically 15 feet wide with the exception of three lookout areas. On the seaward side of the promenade is a bioswale for capturing stormwater runoff and for landscape installation. Rip-rap is located in the area between the bioswale and the ocean due to a lack of seawall along the Parcel 64 water frontage. Turf block accent bands, to be located along the promenade edge in sections, will provide a visual green connection with the bioswale and add variation in four sections of the promenade on the seaward side.

Three of the lookout areas accommodate public benches, planters and amenities, such as interpretive signage and harbor telescopes. Decomposed granite surfaces are planned where public benches are to be located.

The waterfront promenade at Parcel 64 is somewhat unique in terms of the limited connections to adjoining parcels. At the southern end of the parcel near the UCLA launch ramp, the promenade currently ends abruptly. Here, a lookout

location is proposed in order to soften the terminus of the promenade and to provide an area for people to congregate and view the Main Channel and adjoining bike path.

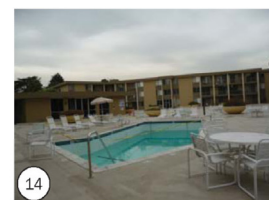
Similarly, the northern end of Parcel 64 abuts the County Sheriff and Coast Guard facilities, which have restricted access for security reasons. Without a direct waterfront promenade continuation to the north, the Villa Venetia promenade wraps around the project's entrance to merge with the Fiji Way roadway and Ballona Creek Bicycle Trail connector. The Applicant proposes to provide an attractive entrance to the promenade via the Fiji Way cul-de-sac in order to encourage access by the public. A similar connection at the southern terminus of the promenade was considered but not pursued given the potential for conflicts between the promenade and bicycle use on the Ballona Creek Bicycle Trail, as well as between pedestrians and vehicle parking movements at the site's southern-most parking area.

STAFF REVIEW

Staff finds the proposed conceptual design application sufficiently complete pursuant to the conceptual review procedure set forth in Section 22.46.1110.D.1 of Title 22 Planning and Zoning.

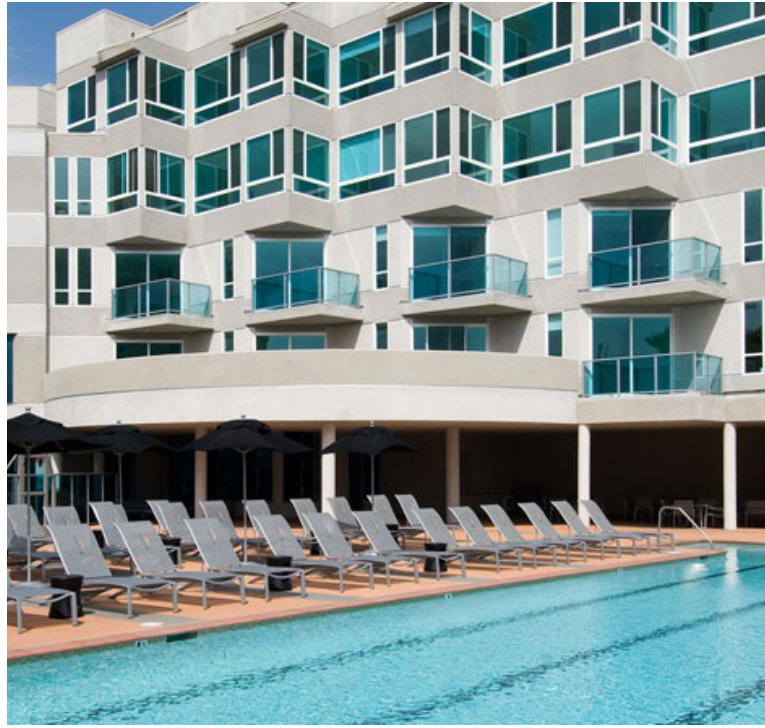
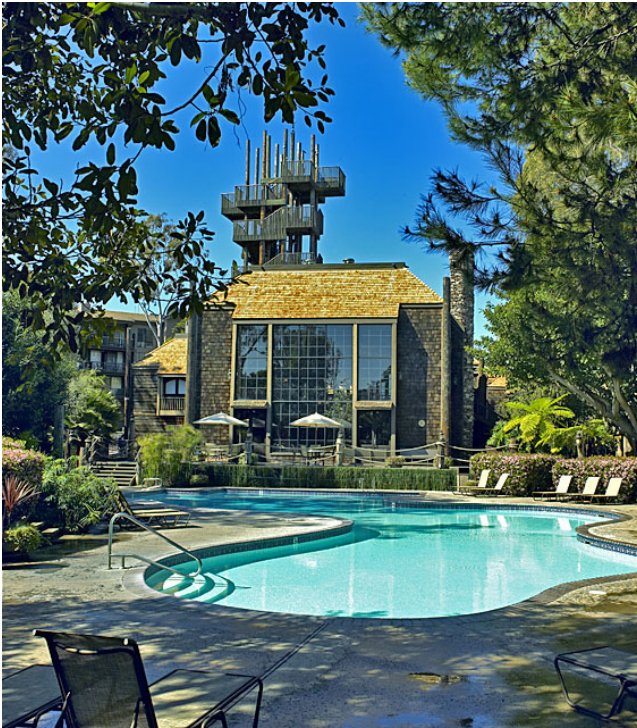
The Department recommends APPROVAL IN CONCEPT of DCB #10-014, with the condition that the Applicant returns to the Design Control Board, after Regional Planning approvals, with final design plans for building and façade, landscaping, lighting, colors, trash containers, signage and other architectural design features for final review and approval per Section 22.46.1110.D.2 of Title 22.

SHK:ks



Existing Villa Venetia





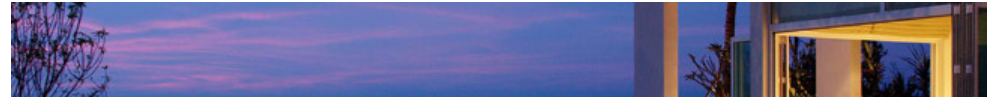
























Building 13904/06 South Elevation-Before



Building 13904/06 South Elevation-After





















Building 13900 East Elevation-Before



Building 13900 East Elevation-After















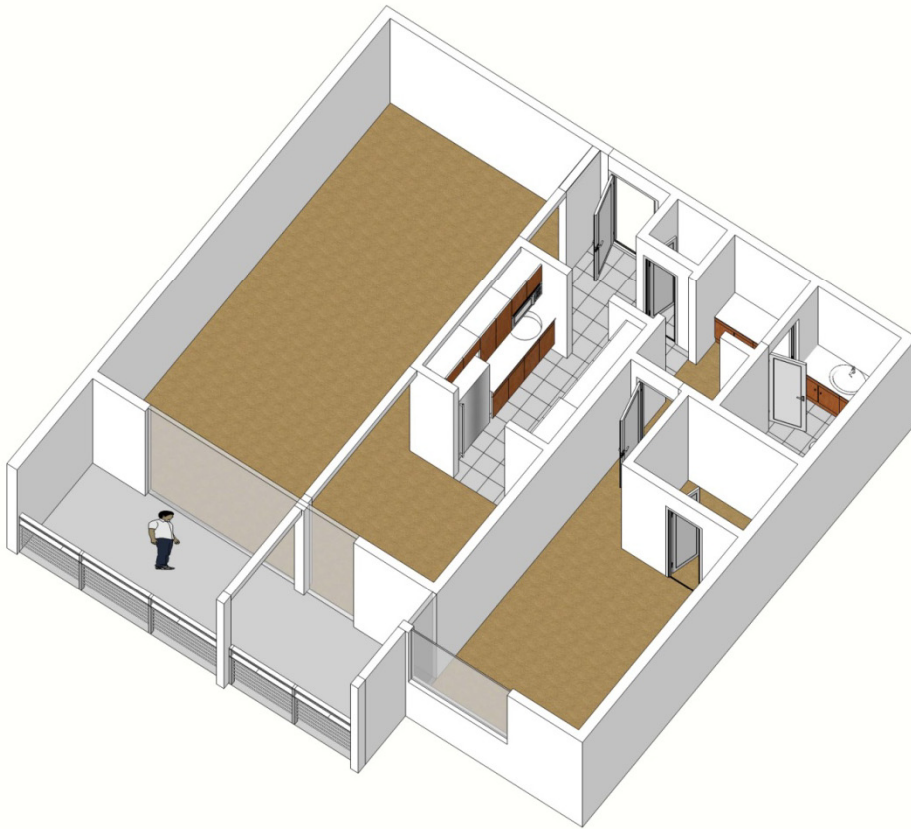




Building 13900 Unit E-Before



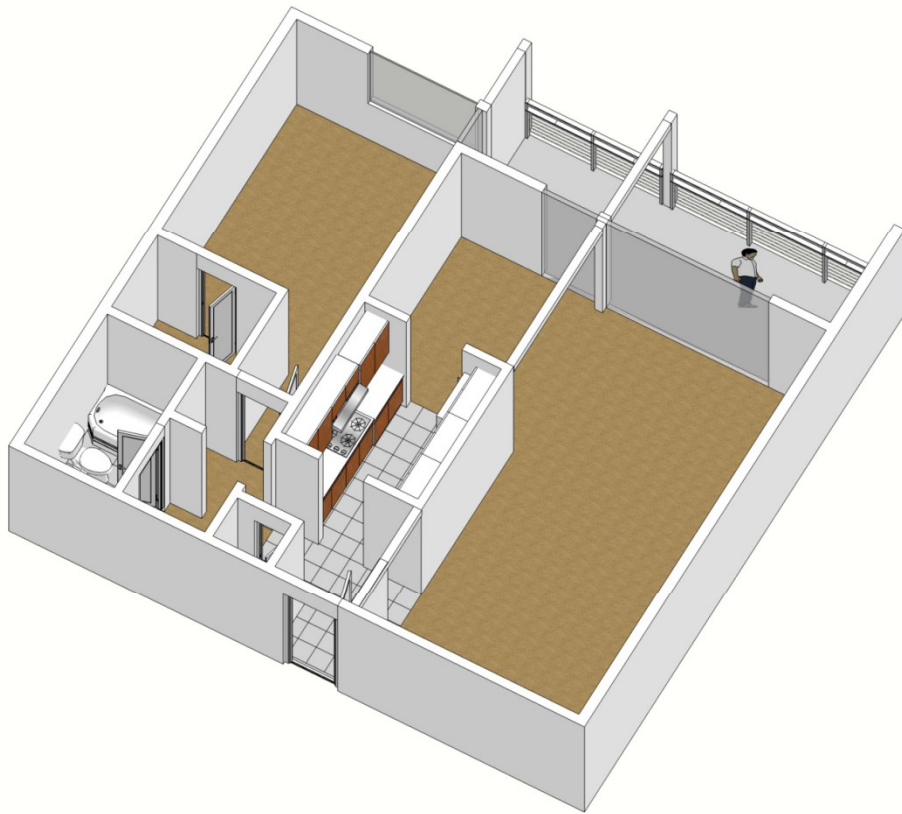
Building 13900 Unit E-After



Building 13900 Unit E-Before



Building 13900 Unit E-After



Building 13900 Unit E-Before



Building 13900 Unit E-After





















TREE SCHEDULE

	SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	T-1	ARB MAR	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	MULTI-TRUNK
	T-2	LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	-
	T-3	LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX	MULTI-TRUNK
	T-4	MEL PAR	MELALEUCA PARVIFOLIA	AUSTRALIAN WILLOW	36" BOX	STD.
	T-5	OLE EUR	OLEA EUROPAEA	OLIVE	36" BOX	MULTI-TRUNK
	T-6	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	-
	T-7	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	60" BOX	-
	T-8	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	72" BOX	-
	T-9	WAS FIL	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	24' BTH	STRAIGHT, CLEAN TRUNK

TREES TO REMAIN IN PLACE

TOTAL EXISTING TREES	TOTAL EXISTING TREES TO REMAIN	TOTAL PROPOSED TREES	TOTAL TREES ON SITE
114	73	125	198

SITE LIGHTING SCHEDULE

KEY	MATERIAL
	EXISTING VEHICLE LIGHT POLE TO REMAIN
	PROPOSED VEHICLE LIGHT POL
	EXISTING PATHWAY LIGHTED BOLLARD TO REMAIN
	PROPOSED PATHWAY LIGHTED BOLLARD



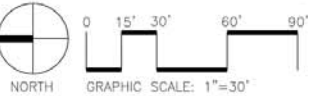
COURTYARD SHRUB AND GROUNDCOVER SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
AGA AME	AGAVE AMERICANA	CENTURY PLANT	15 GALLON
ALO ARB	ALOE ARBORESCENS	ALOE	5 GALLON
ANI FLA	ANIGOZANTHUS FLAVIDUS	KANGAROO PAW	10 GALLON
BAM ALP	BAMBUSA 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	15 GALLON
BOU SAN	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GALLON
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LAU NOB	LAURUS NOBILIS	SWEET BAY	10 GALLON
LIR GIG	LIRIOPE GIGANTEA	EVERGREEN GIANT	5 GALLON
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PHO VAR	PHORMIUM TENAX VARIEGATUM	VARIEGATED NEW ZEALAND FLAX	10 GALLON
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON
ARC EDM	ARCTOSTAPHYLOS EDMUNDSONII 'CARMEL SUR'	CARMEL SUR MANZANITA	1 GALLON
CEA CEN	CEANOTHUS CENTENNIAL	WILD LILAC	1 GALLON
DUD HAS	DUDLEYA HASSEI	LANCELEAF	FROM FLATS
SED PAC	SEDUM PACHYPHYLLUM	STONECROP	FROM FLATS

PERIMETER SHRUB AND GROUNDCOVER SCHEDULE

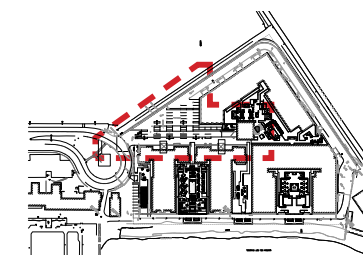
ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
ACA PYC	ACACIA PYCNANTHA	GOLDEN WATTLE	15 GALLON
ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GALLON
BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GALLON
LUP ALB	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	5 GALLON
RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GALLON

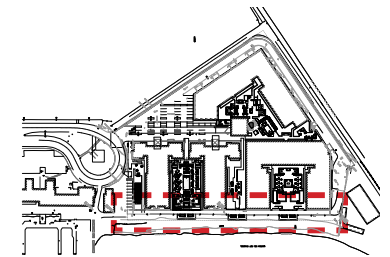
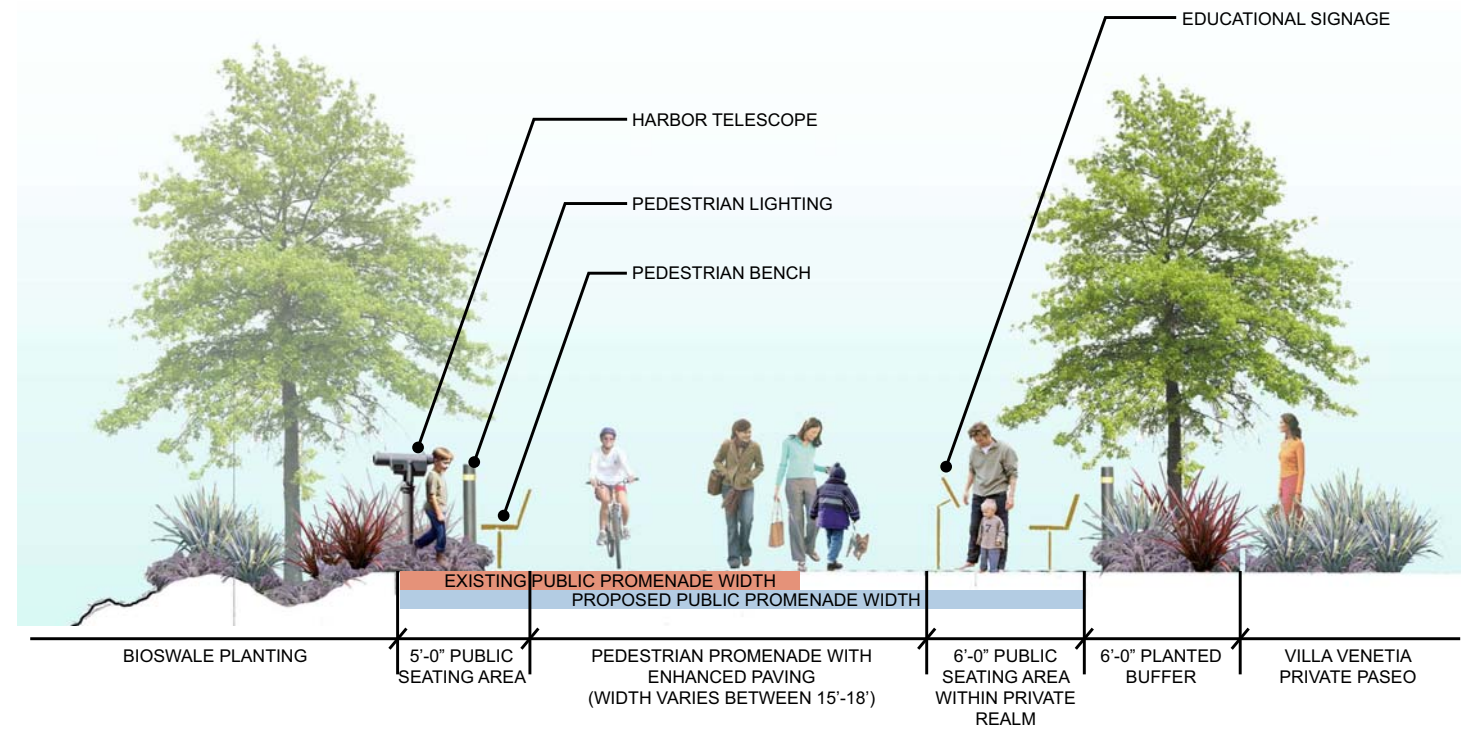
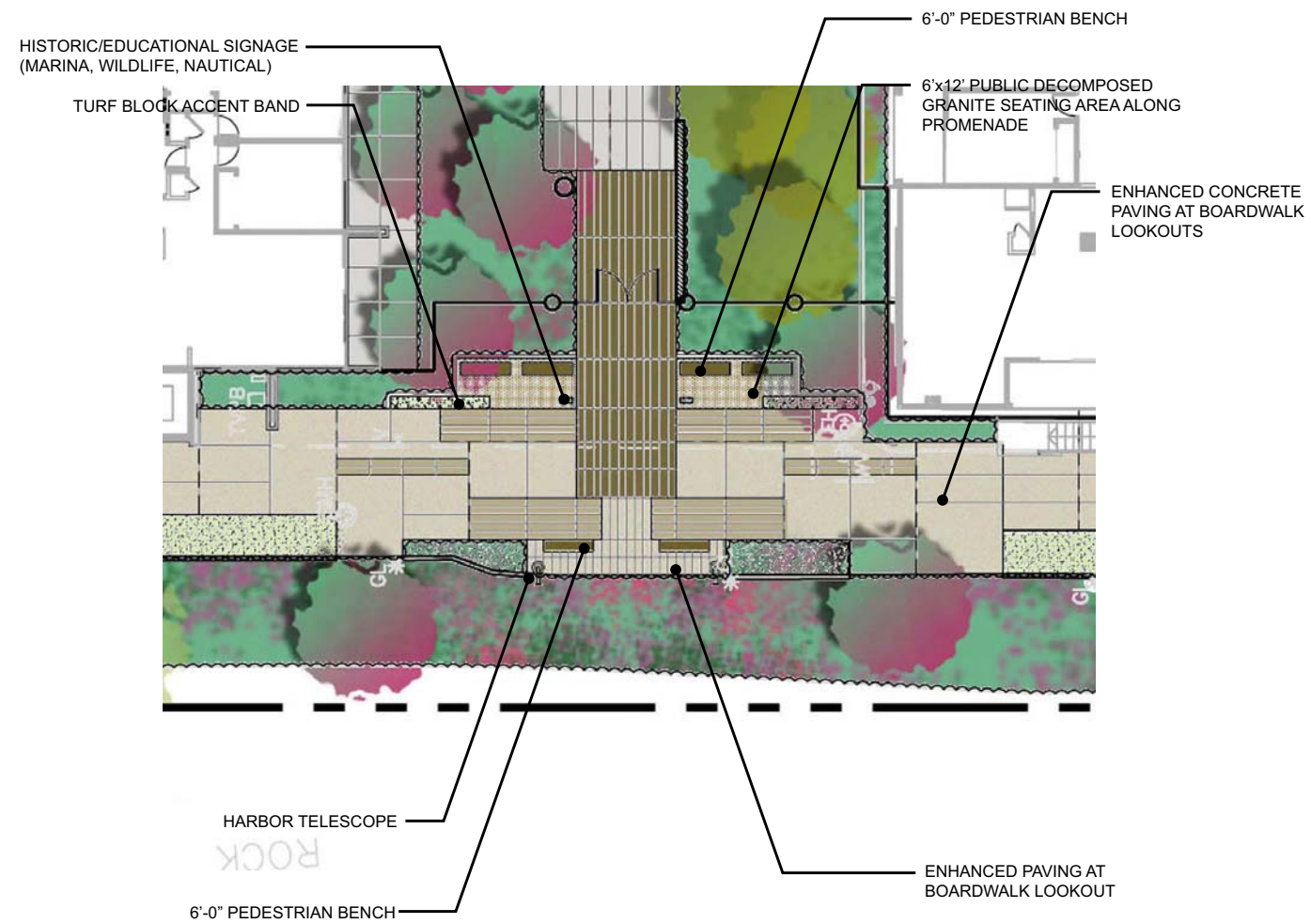
NOTE: PLANT MATERIALS DEPICTED THEREON CONFORM TO THE COUNTY'S DROUGHT-TOLERANT LANDSCAPE ORDINANCE.

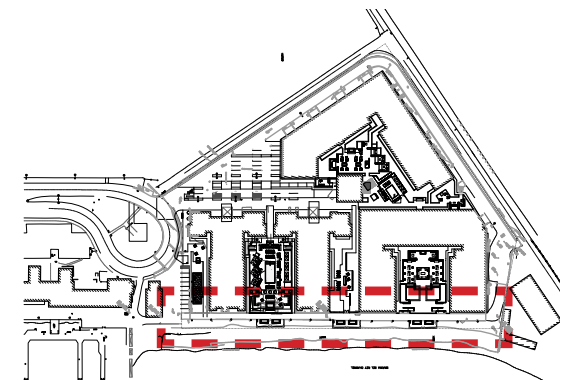
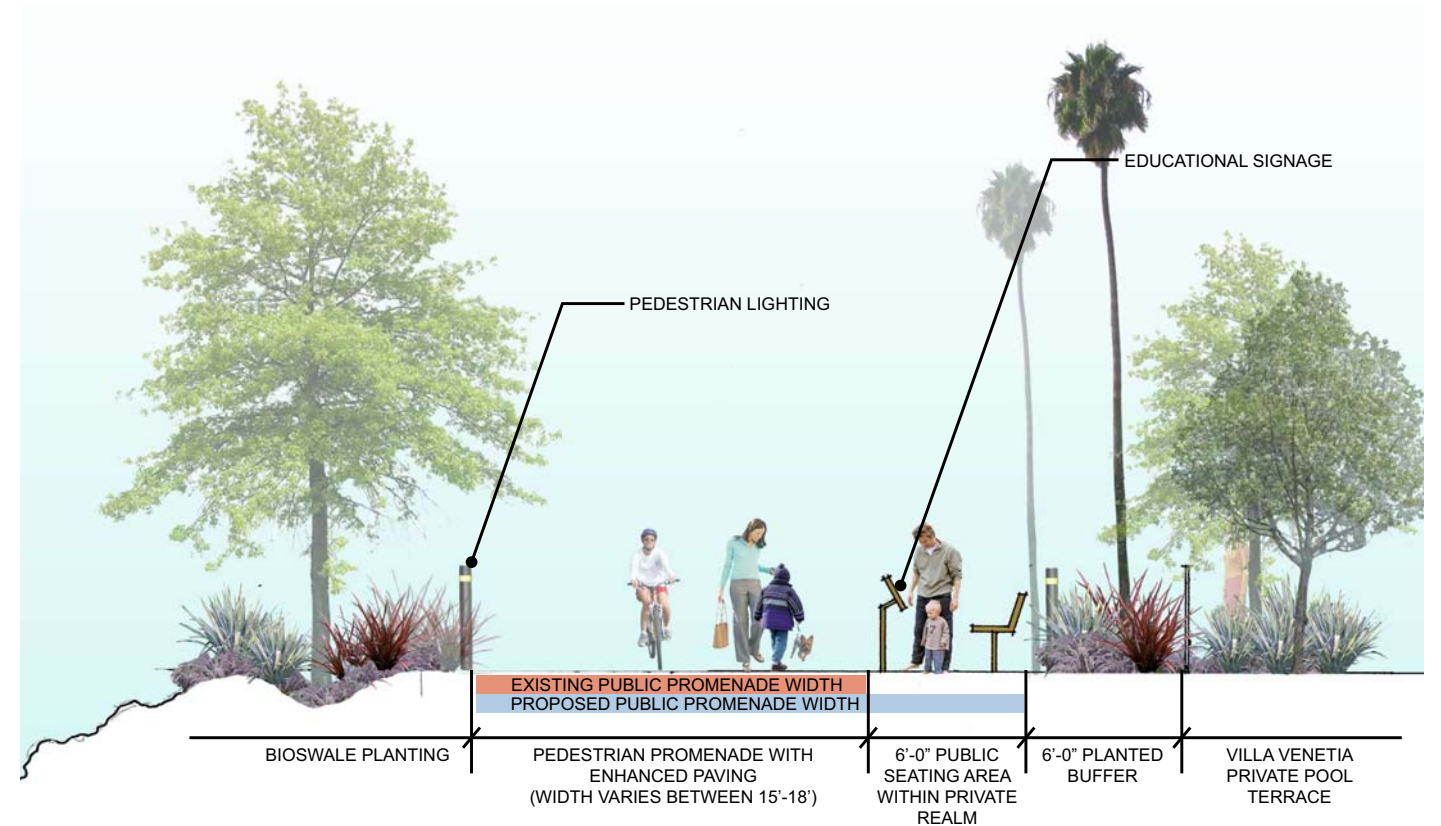
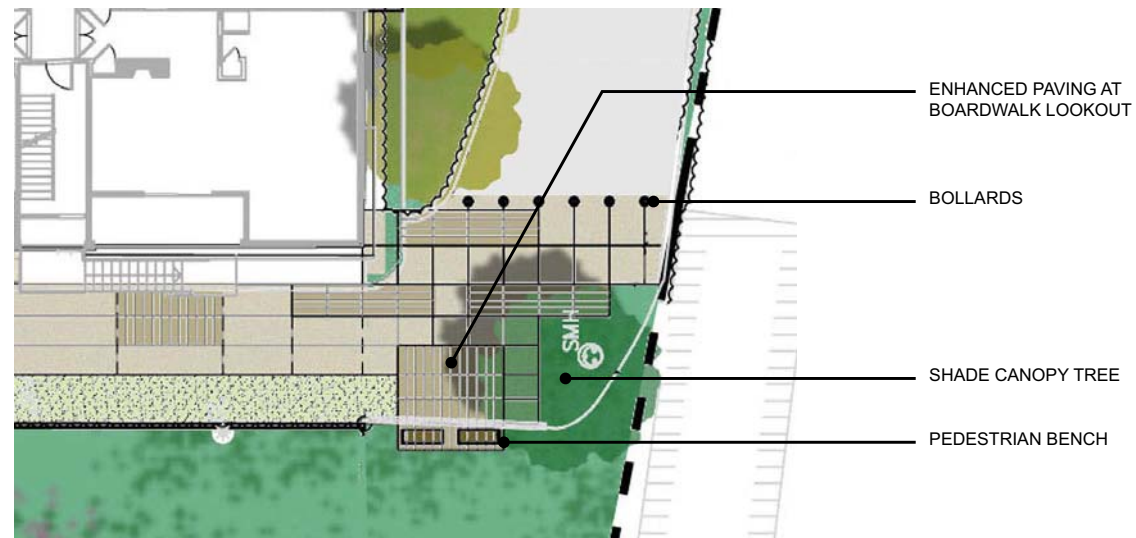
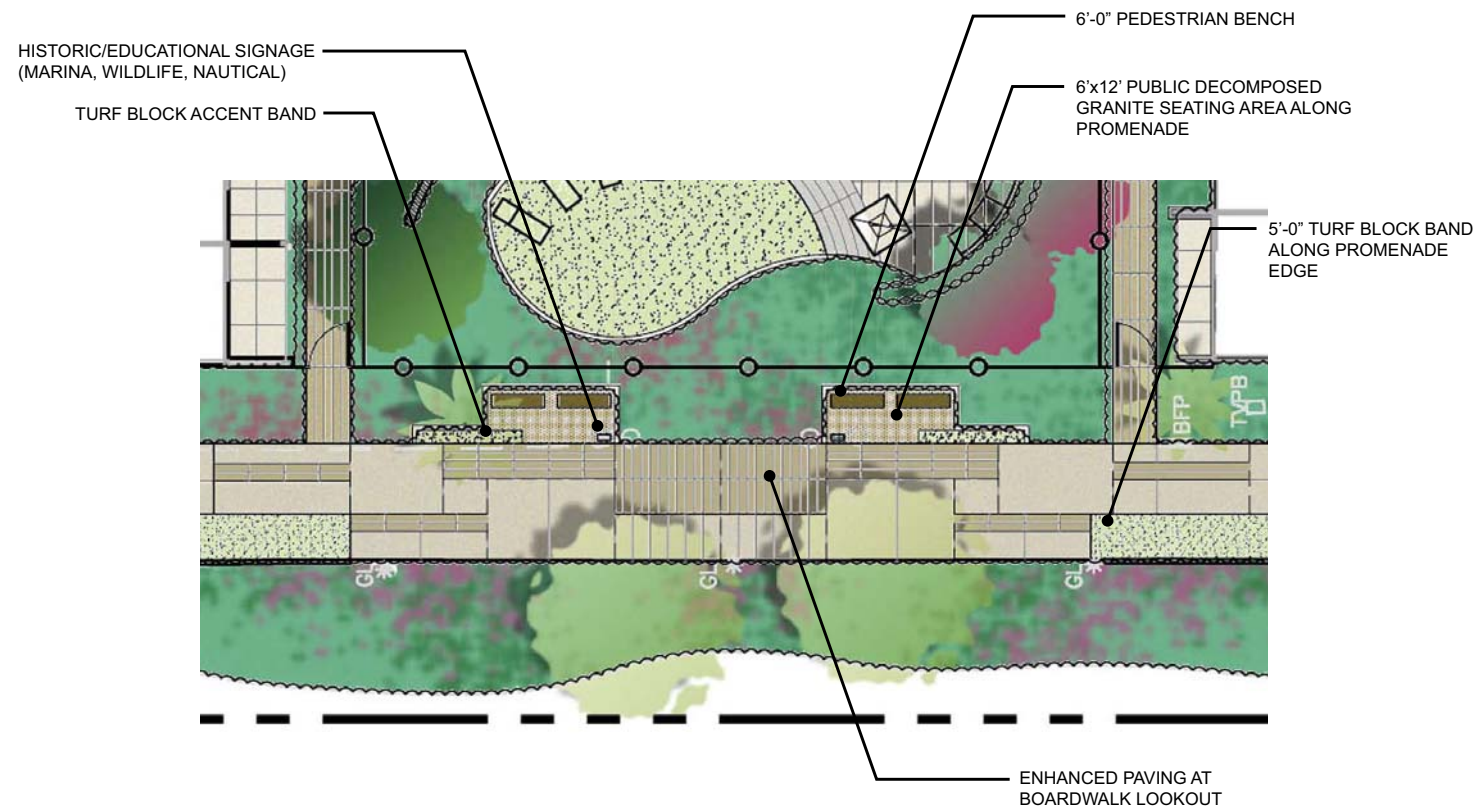




AUTO COURT

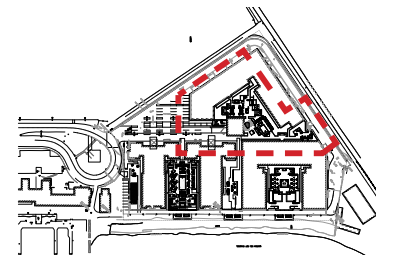








GARDEN TERRACE



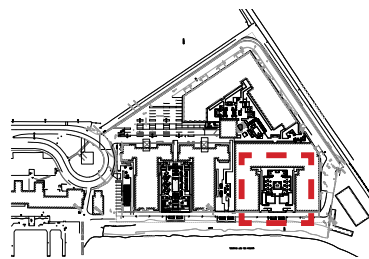








SUNSET TERRACE

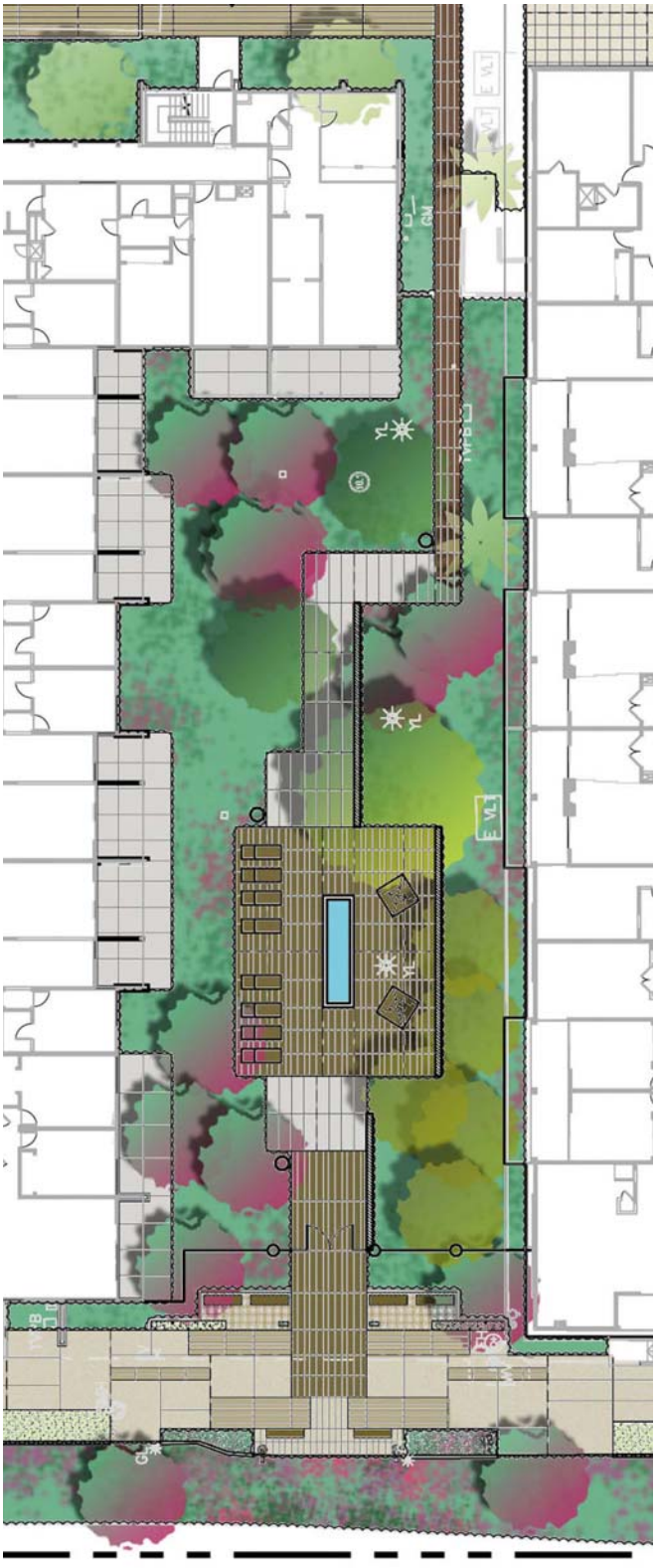




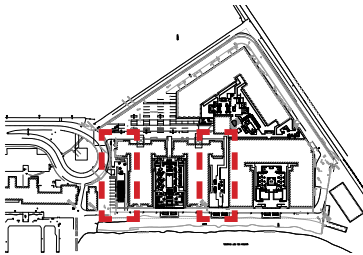




LINEAR PARK

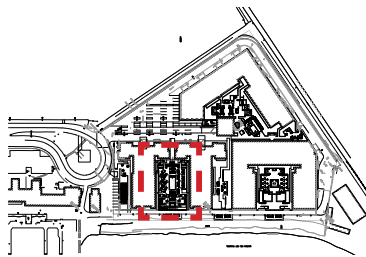


PASEO TERRACE





POOL TERRACE





Arbutus marina
Strawberry Tree



Cercis occidentalis
Western Redbud



Geijera parviflora
Australian Willow



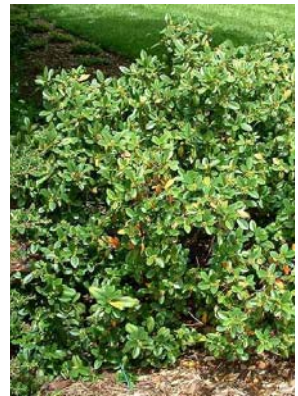
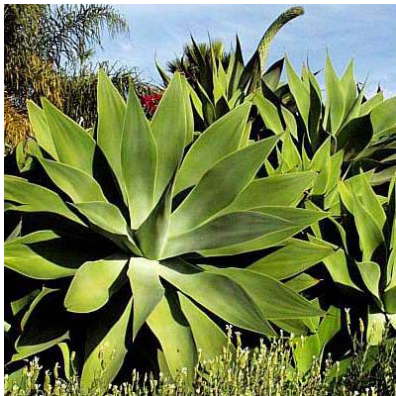
Lyonothamnus floribundus
Catalina Ironwood



Platanus racemosa
California Sycamore









Washingtonia filifera
California Fan Palm



PLANT MATERIALS





TREE SCHEDULE

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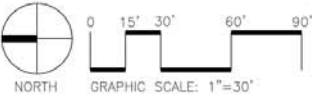
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PHO VAR	PHORMIUM TENAX VARIEGATUM	VARIEGATED NEW ZEALAND FLAX	10 GALLON
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON
ARC EDM	ARCTOSTAPHYLOS EDMUNDSONII 'CARMEL SUR'	CARMEL SUR MANZANITA	1 GALLON
CEA CEN	CEANOTHUS CENTENNIAL	WILD LILAC	1 GALLON
DUD HAS	DUDLEYA HASSEI	LANCELEAF	FROM FLATS
SED PAC	SEDUM PACHYPHYLLUM	STONECROP	FROM FLATS

PERIMETER SHRUB AND GROUNDCOVER SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
ACA PYC	ACACIA PYCNANTHA	GOLDEN WATTLE	15 GALLON
ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GALLON
BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GALLON
LUP ALB	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	5 GALLON
RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GALLON

NOTE: PLANT MATERIALS DEPICTED THEREON CONFORM TO THE COUNTY'S DROUGHT-TOLERANT LANDSCAPE ORDINANCE.





To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

August 12, 2010

TO: Design Control Board

FROM: Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 6E – DEPARTMENT OF PUBLIC WORKS MARINA DEL REY PROJECTS**

Item 6E on your agenda is a presentation by the County of Los Angeles Department of Public Works (DPW) highlighting its current Marina del Rey projects. Specifically, DPW will be presenting information about current activities, including bikeway projects, water and sewer improvements, the Admiralty Way road project, and the Oxford Basin flood control basin plan.

SHK:ks



Planned Public Works Projects in Marina Del Rey

Prepared by: County of Los Angeles Department of Public Works

Presented to: Marina Del Rey Design Control Board
Wednesday, August 18, 2010

Planned Projects in Marina Del Rey

❑ Waterline Projects

- ❑ Phase II
- ❑ Phase III

❑ Roadway Projects

- ❑ Admiralty Way Intersections Improvement
- ❑ Admiralty Way Settlement Repair
- ❑ Admiralty Way at Via Marina

❑ Flood Control Project

- ❑ Oxford Retention Basin Enhancement Project

❑ Bikeway Project

- ❑ Fiji Way Bike Lane

❑ Sewer Project

- ❑ Sewer Manhole Lining – Phase III
- ❑ Sewer Odor Control

Marina Del Rey Projects Overview



WATER LINE REPLACEMENT



An aerial photograph of Marina Del Rey, showing a mix of residential buildings, parking lots, and waterfront areas. The image is used as a background for the presentation slide.

Background and Existing System

- ❑ Constructed in 1962 with an expected 40-year service life.
- ❑ Consists of 10-inch to 14-inch diameter water mains that currently form a loop around the Marina.
- ❑ Main Source of water for fire protection.

An aerial photograph of Marina del Rey, showing the harbor, surrounding streets, and buildings. The image is faded and serves as a background for the text.

Purpose:

- ❑ The existing Marina del Rey water system has exceeded its expected service life of 40 years.
- ❑ Due to its age, the existing system is expensive to maintain and repair.
- ❑ Increase the reliability of the water system.
- ❑ Improve domestic and fire protection water demands, and decrease dependence on City of LA system.



Scope:

- ❑ Construct a new parallel system for the entire Marina del Rey Water System.
- ❑ The new water system has three phases.
 - ❑ Phase I, completed in August 2002, installed 5,500 LF of 24-inch dia. water main.
 - ❑ Phase II will install approx. 9,500 LF of 18-inch dia. water main along Admiralty Way between Via Marina and Fiji Way.
 - ❑ Phase III will install approx. 9,800 LF of 18-inch dia. water main along Via Marina and Fiji Way.



Estimated Total Project Cost & Construction Schedule:

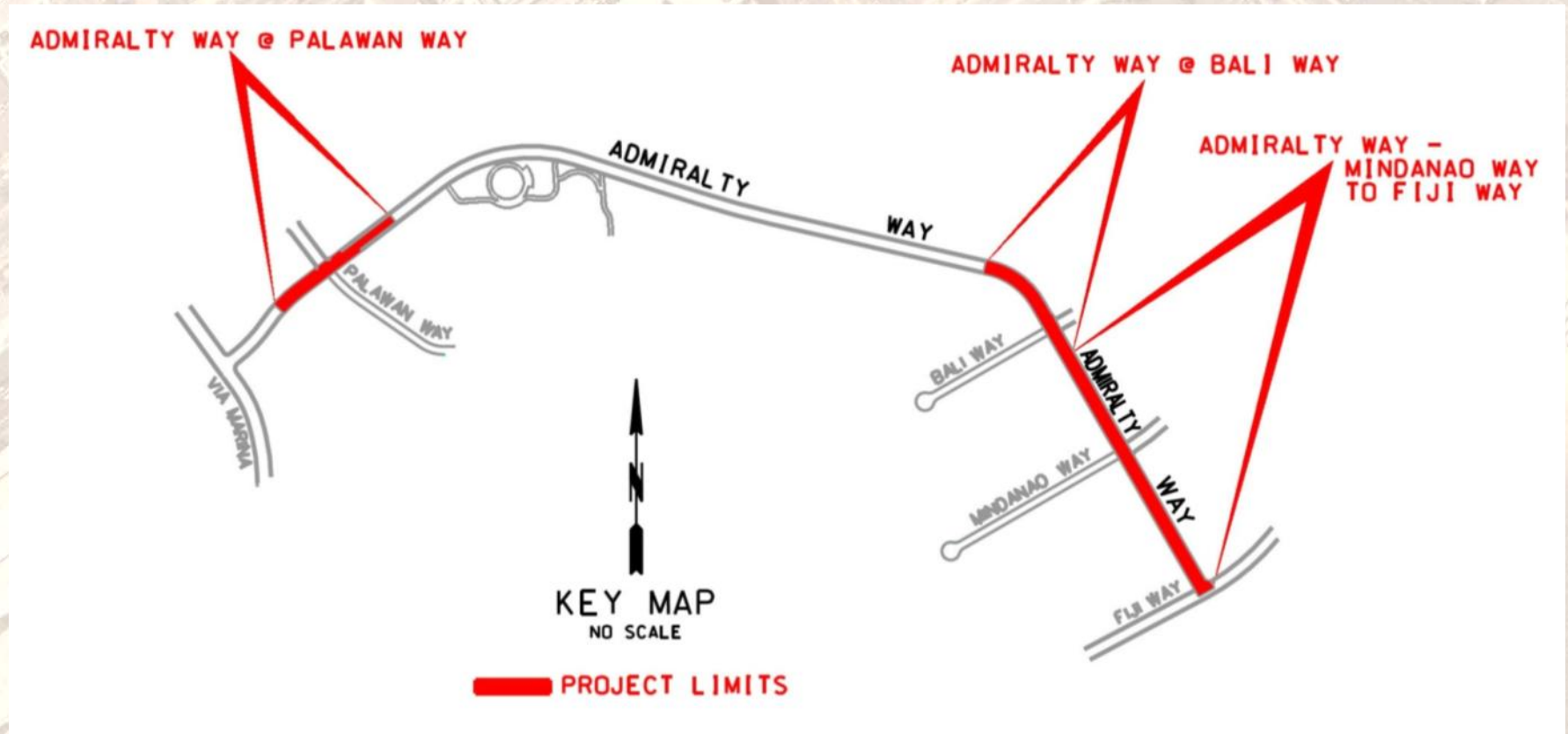
❑ **Waterline Phase 2**

- ❑ Estimated Total Project Cost: **\$6,500,000**
- ❑ Tentative Construction Schedule: **Fall of 2010**
- ❑ Approximate Construction Duration: **12 Months**

❑ **Waterline Phase 3**

- ❑ Estimated Total Project Cost: **\$7,000,000**
- ❑ Tentative Construction Schedule: **Summer of 2012**
- ❑ Approximate Construction Duration: **12 Months**

Admiralty Way Intersections Improvement



Purpose:

- ❑ To provide sufficient capacity to accommodate future traffic conditions and to comply with MDR Local Coastal Plan (LCP).

Scope:

- ❑ Intersection Improvements
 - ❑ Signing and Striping
 - ❑ Street Light Relocation
 - ❑ Traffic Signal Upgrade
 - ❑ Medians Reconfiguration
 - ❑ Medians Landscape Replacement

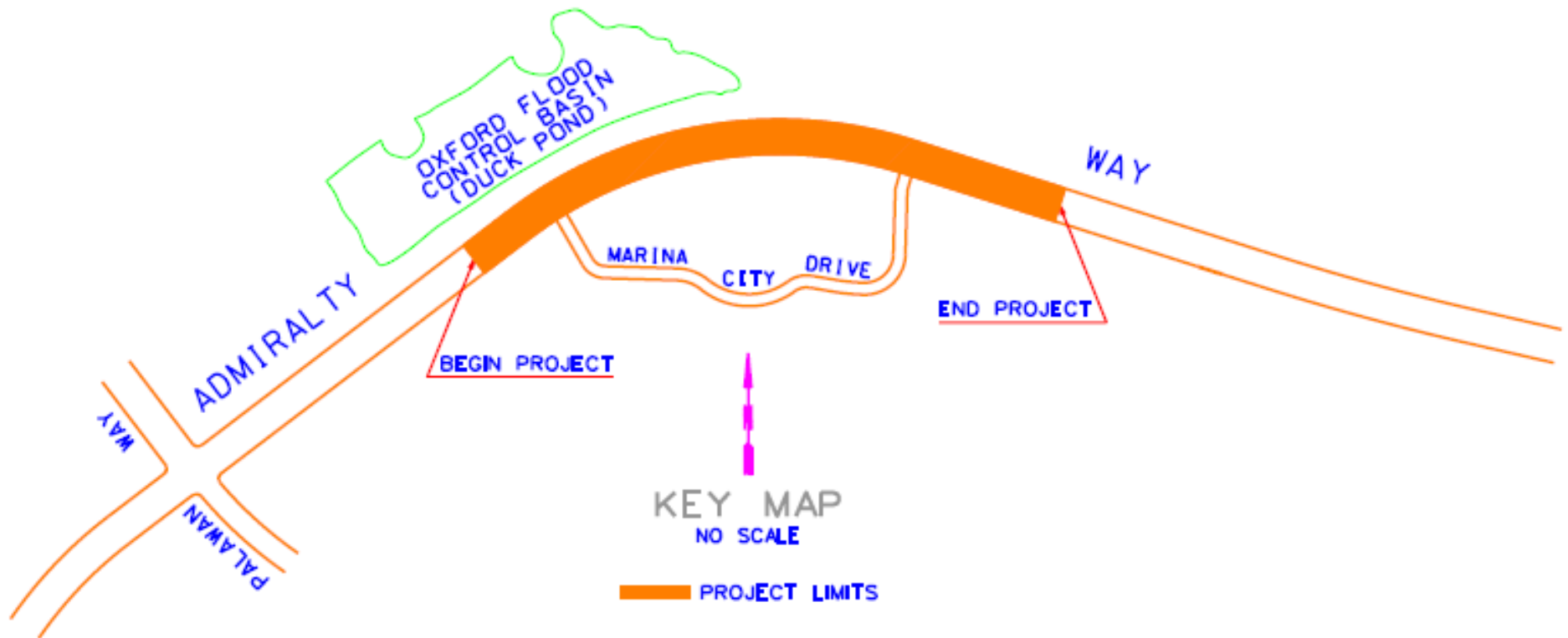




Estimated Total Project Cost & Construction Schedule:

- ❑ Estimated Total Project Cost: **\$1,950,000**
- ❑ Tentative Construction Schedule: **Fall of 2011**
- ❑ Approximate Construction Duration: **6 Months**

Admiralty Way Settlement Repair



Purpose:

- To repair the settled roadway pavement and sidewalks

Scope:

- Roadway Reconstruction
 - Stabilize the road and prevent further settlement of the road and sidewalk
 - Median Reconstruction
 - New Curb and Gutter
 - Install Curb Ramps
 - Replace Existing Chain-link Fence
 - Some work on the basin slope





Estimated Total Project Cost & Construction Schedule:

- ❑ Estimated Total Project Cost: **\$2,700,000**
- ❑ Tentative Construction Schedule: **Winter of 2012, pending completion of the Admiralty Way Waterline Phase 2 project.**
- ❑ Approximate Construction Duration: **5-7 Months**

Admiralty Way/Via Marina Intersection Improvement Project

Admiralty Way Intersection /
Via Marina





Design Alternatives:

- ❑ There are currently two proposed alternatives for the improvements at this intersection.
 - ❑ Triple Left-Turn
 - ❑ Continuous Loop
- ❑ The scope of work will be finalized after the public review of environmental document which is currently being drafted.

Triple-Left Turn Concept

- ❑ Triple left-turn from Admiralty Way to Via Marina
- ❑ Double Left-Turn Lanes from Via Marina to Admiralty Way

Purpose:

- ❑ To improve Level Of Service (LOS) and provide congestion relief at the intersection of Admiralty Way at Via Marina.
- ❑ To implement the road improvement required in the Marina Del Rey Local Coastal Plan (LCP)



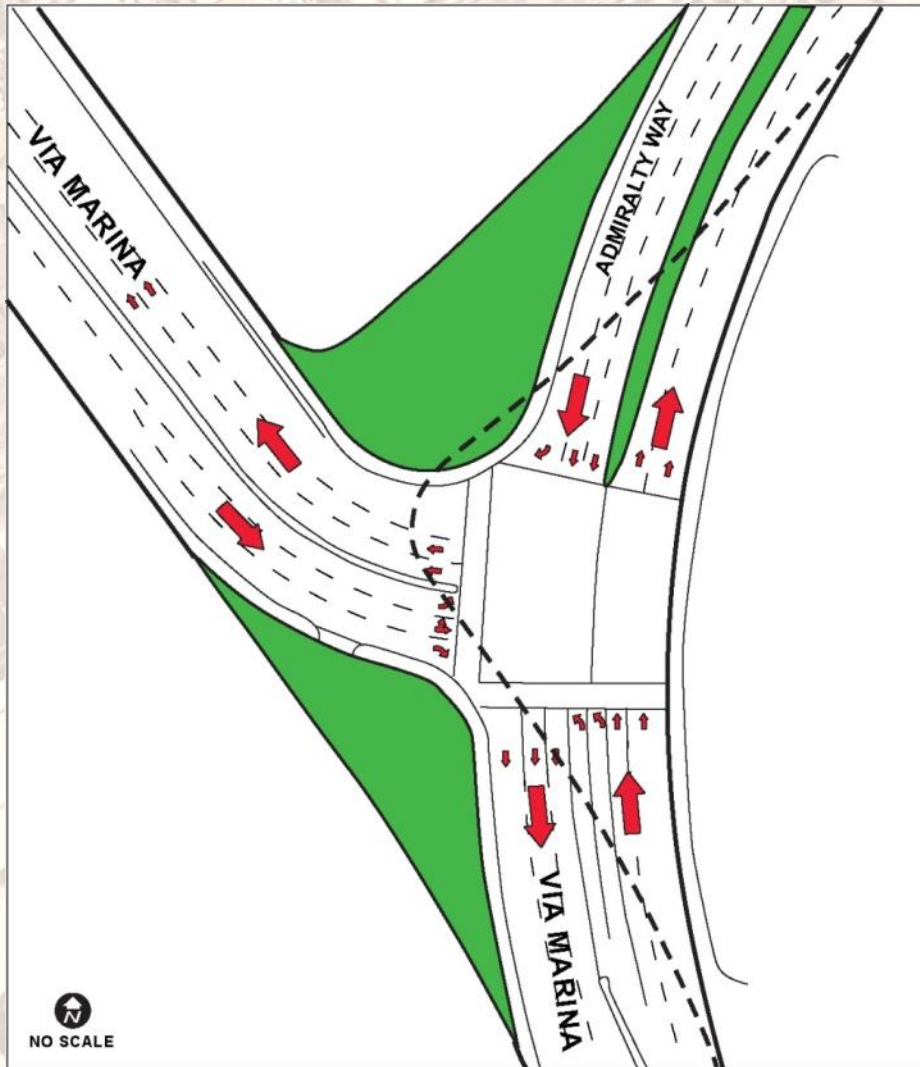
Continuous Loop Concept

- ❑ Reconfigure the existing “T” intersection to create continuous loop around MDR.
- ❑ Replace the existing park and monument at the intersection with two new parks

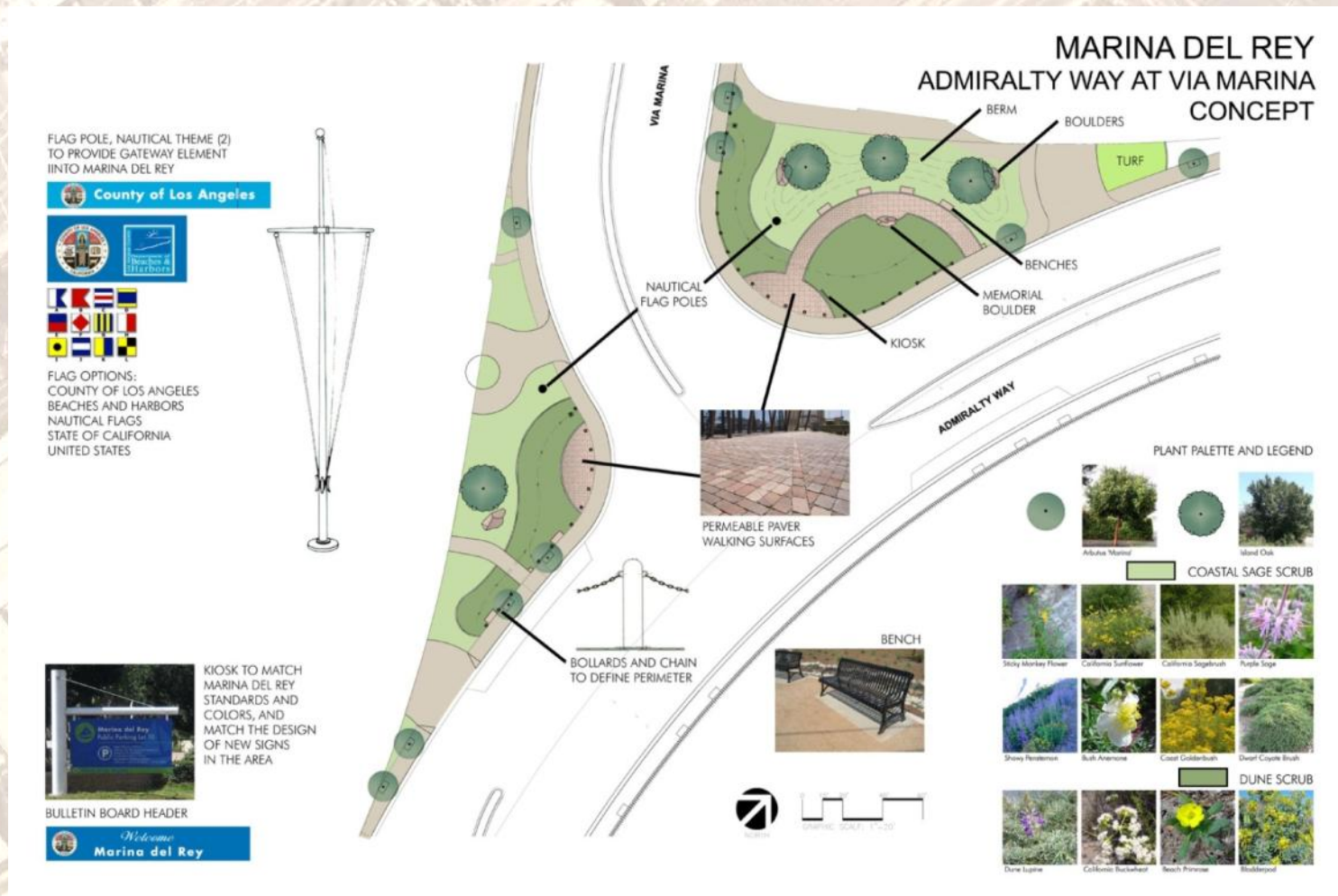
Purpose:

- ❑ To improve Level Of Service (LOS) and provide congestion relief at the intersection of Admiralty Way at Via Marina.
- ❑ To implement the road improvements required in the LCP.
- ❑ Improve pedestrian safety
- ❑ Create attraction “Gateway” to MDR
- ❑ Accommodate future traffic

conditions



Proposed Landscape and Gateway for Continuous Loop Alternative



Admiralty Way at Via Marina



Estimated Total Project Cost & Construction Schedule:

❑ Triple Left-Turn Design Alternative

- ❑ Estimated Total Project Cost: **\$3,220,000**
- ❑ Tentative Construction Schedule: **Fall of 2012**
- ❑ Approximate Construction Duration: **6-9 Months**

❑ Continuous Loop Design Alternative

- ❑ Estimated Total Project Cost: **\$6,340,000**
- ❑ Tentative Construction Schedule: **Fall of 2012**
- ❑ Approximate Construction Duration: **9-12 Months**

Oxford Retention Basin Multiuse Project



Purpose:

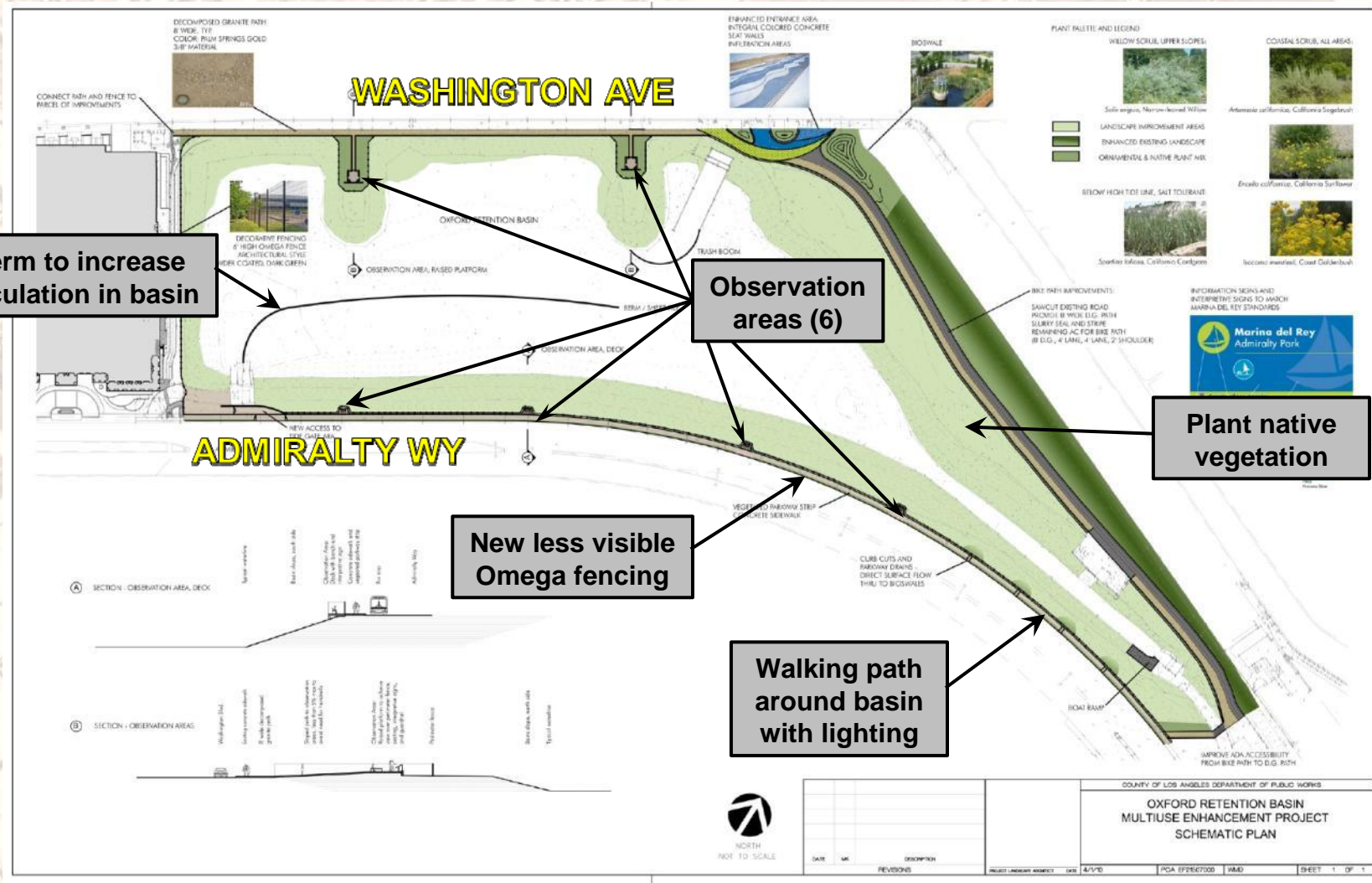
- ❑ Reduce flooding on Oxford Ave
- ❑ Enhance water quality
- ❑ Provide habitat
- ❑ Improve aesthetics
- ❑ Increase recreational opportunities

Scope:

- ❑ Modification of catch basins on Oxford Ave
- ❑ Removal of accumulated sediment in Oxford Basin
- ❑ Construct a berm to increase flow around Oxford Basin
- ❑ Plant native vegetation
- ❑ Construct walking path around Oxford Basin



Basin Planning & Landscape

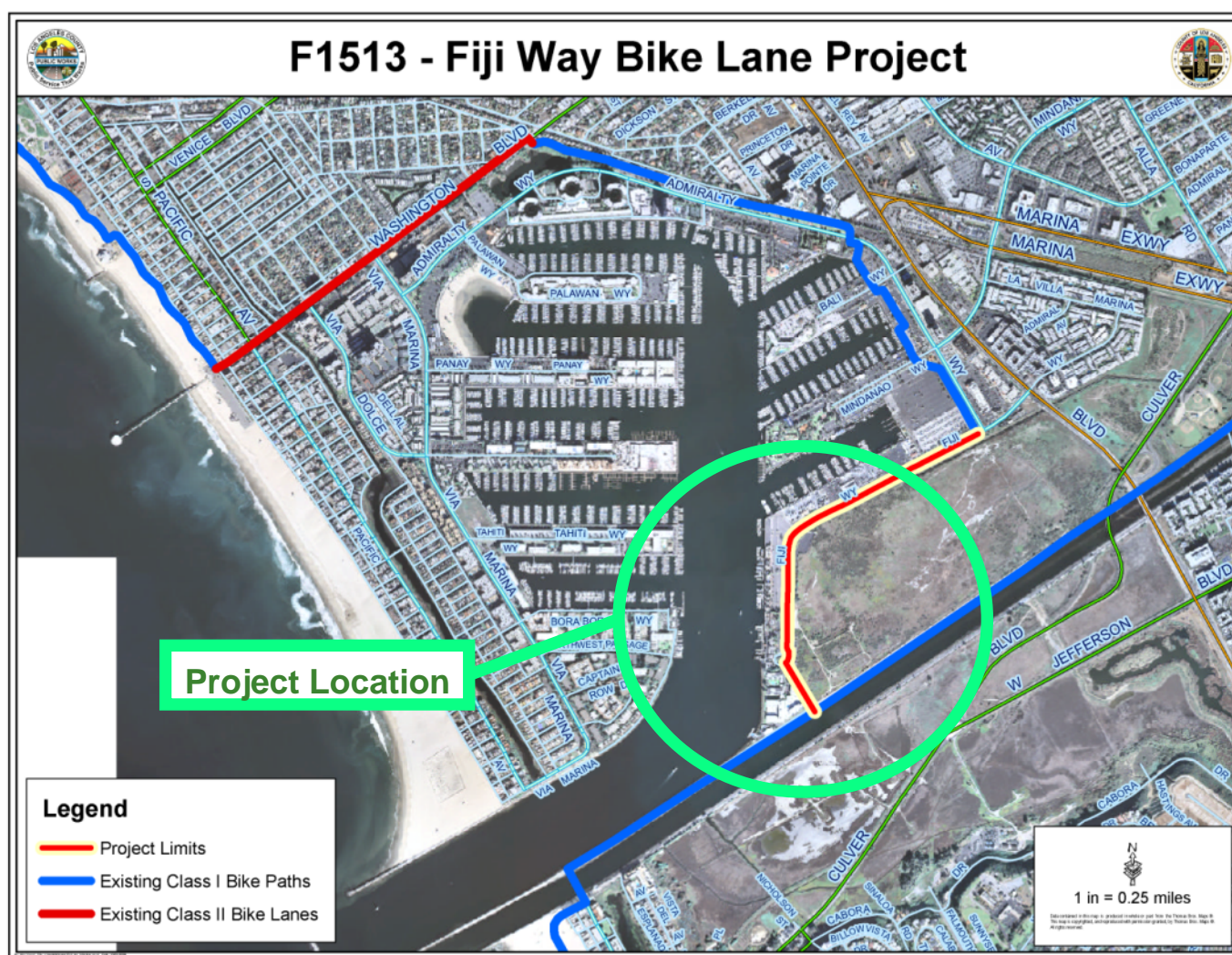


Estimated Total Project Cost & Construction Schedule:

- Estimated Total Project Cost: **\$12,000,000**
- Tentative Construction Schedule: **Spring of 2012**
- Approximate Construction Duration: **10 Months**



Fiji Way Bike Lane





Purpose:

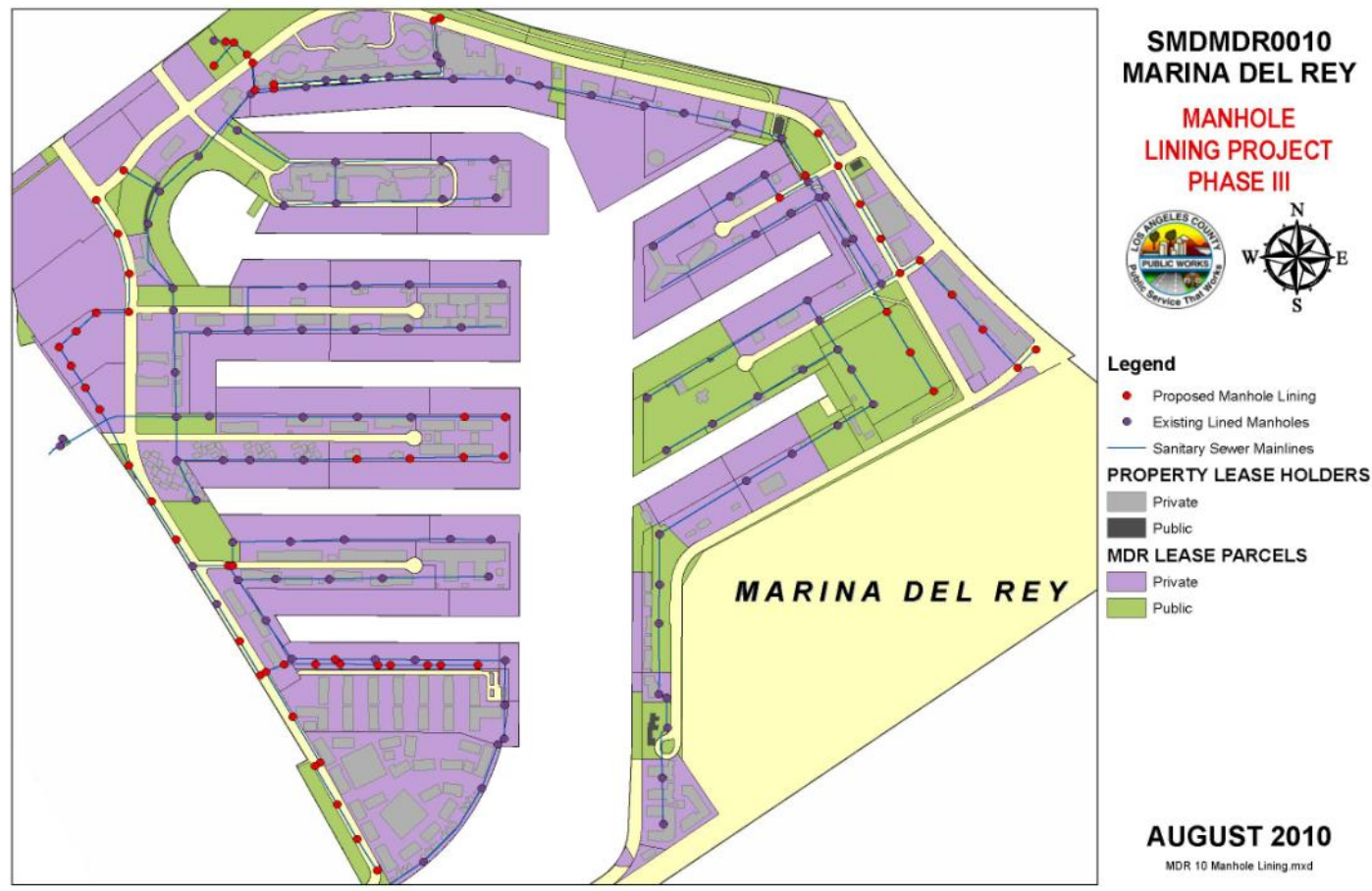
- ❑ The project will widen Fiji Way by 2 feet and construct bike lanes from Admiralty Way to the Ballona Creek Bike Trail.
- ❑ The new bike lane will improve connectivity to regional bikeways, including the Ballona Creek Bike Trail, the Culver Boulevard Bike Trail, and the bike lanes on Lincoln Boulevard and Venice Boulevard.
- ❑ The County received a grant of \$805,000 to fund a portion of the project from Metro's 2007 Call for Projects.



Estimated Total Project Cost & Construction Schedule:

- ❑ Estimated Total Project Cost: **\$1,006,000**
- ❑ Tentative Construction Schedule: **Fall 2012**
- ❑ Approximate Construction Duration: **7 Months**

SEWER MANHOLE LINING PROJECT PHASE III



Purpose:

- To reduce the potential of groundwater infiltration into sewer manholes in Marina del Rey.

Scope:

- Installation of a seamless plastic coating inside 75 sewer manholes. This project will complete the lining of all the 209 manholes in Marina del Rey.



BEFORE



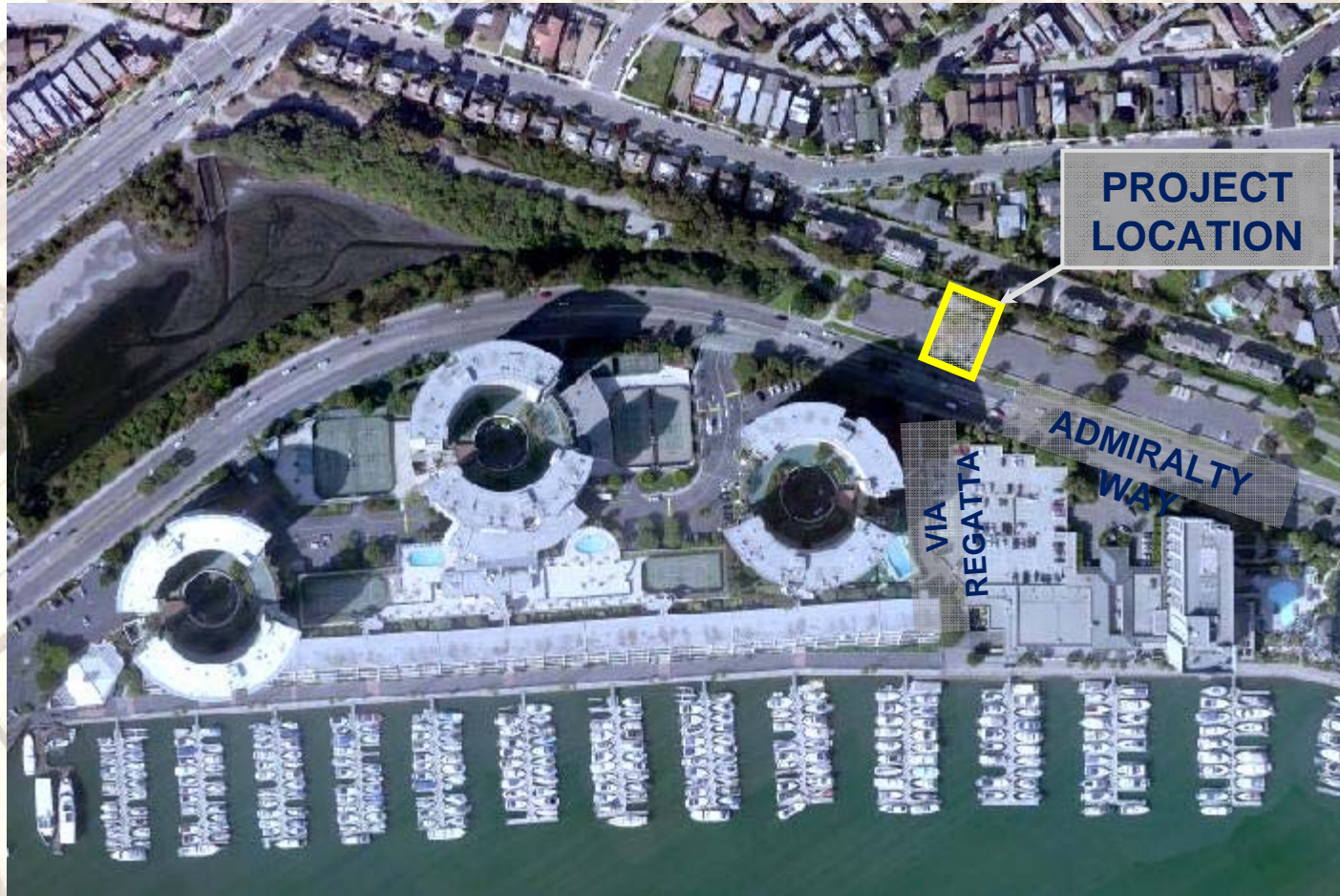
AFTER



Estimated Total Project Cost & Construction Schedule:

- ❑ Estimated Total Project Cost: **\$476,000**
- ❑ Tentative Construction Schedule: **Summer 2011**
- ❑ Approximate Construction Duration: **3 months**

Admiralty Way Sewer Odor Control

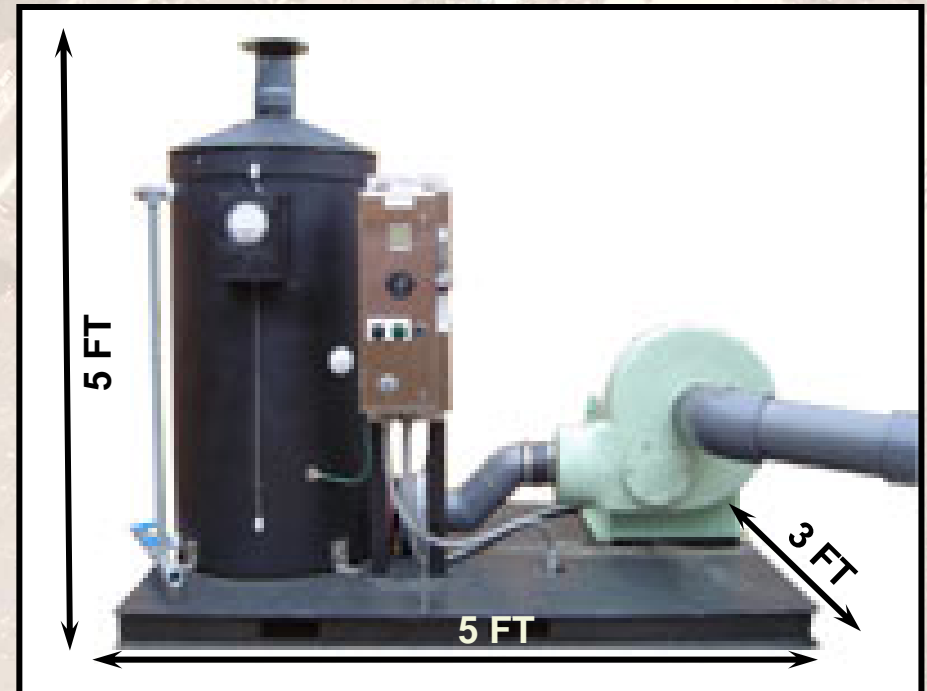


Purpose:

- ❑ To control odors from a force main outlet manhole with the installation of a sanitary sewer air scrubber in the parking lot north of Admiralty Way and Via Regatta.

Scope:

- ❑ Air Scrubber Installation
 - ❑ Install scrubber unit and cabinet in parking lot.
 - ❑ Trench into Admiralty Way right of way to connect 85' pipe to existing manhole for air flow.
 - ❑ Landscaping around cabinet.





Estimated Total Project Cost & Construction Schedule:

- ❑ Estimated Total Project Cost: **\$170,000**
- ❑ Tentative Construction Schedule: **October to November 2010**
- ❑ Approximate Construction Duration: **1 Month**



Thank you!



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

August 12, 2010

TO: Design Control Board

FROM: Santos H. Kreimann, Director

A handwritten signature in black ink, appearing to read "Santos H. Kreimann".

SUBJECT: **AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 7A on your agenda provides an opportunity to advise the Board of permits issued by the Department for temporary signs and canopies. Since our July 2010 report, no temporary permits have been issued by the Department.

SHK:pjd



To enrich lives through effective and caring service

August 12, 2010



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On July 20, 2010, the Board of Supervisors approved a lease extension option and environmental documentation that will, upon the lessee's receipts of entitlements and fulfillment of other conditions, extend the term of the existing Tahiti Marina Apartments and Marina lease (Parcel 7) by 33 years to allow for the renovation of the existing 149 apartment units and dockside facilities and complete replacement of the marina within 12 years of completion of construction of the landside improvements.

Also at its July 20, 2010 meeting, the Board of Supervisors adopted the Marina del Rey Tidegate Rehabilitation Project and its environmental documentation, as well as a transfer agreement with the City of Los Angeles, that will allow for the rehabilitation of the Marina Tidegate at a total cost of \$2.5 million and then its transfer to the City of Los Angeles after a 90-day testing period following completion of the rehabilitation project. The rehabilitation work will include automating control of the facility to enhance the reliability and functionality of the current processes. Thereafter, as the Marina Tidegate facility primarily serves territories and waterways within the jurisdiction of the City and does not benefit the County or the Marina, and as it would be preferable for one entity to operate both the Marina Tidegate and the Venice Tidegate facility located upstream at the north end of the Grand Canal (just south of Washington Boulevard) for a more efficient and coordinated operation, once the Marina Tidegate has been rehabilitated, its ownership will transfer to the City.

REGIONAL PLANNING COMMISSION'S CALENDAR

The Department of Regional Planning is hosting two meetings to present information and solicit community input on the proposed Marina del Rey Local Coastal Program Major Amendment. Two meetings will be held at Burton Chace Park Community Building: Saturday, August 21, 2010 from 9:00 a.m. to 12:00 p.m.; and Tuesday, August 24, 2010 from 6:00 p.m. to 9:00 a.m. Project materials are available for review online at <http://planning.lacounty.gov>; at the Hall of Records, Room 1362, 320 West Temple Street, Los Angeles; and at the Lloyd Taber-Marina Library, 4533 Admiralty Way, Marina del Rey. A six-week public review period began on August 13, 2010 and ends September 24, 2010. Contact: Michael Tripp, Department of Regional Planning, at (213) 974-4813 or marinaplanner@planning.lacounty.gov.

On August 3, 2010, the Regional Planning Hearing Officer approved a one-year extension (from January 27, 2011 to January 27, 2012) to demolish and remove all existing site improvements on Parcels 100 and 101, otherwise known as The Shores Project at 4201 Via Marina, and construct 544 apartment units in a series of 12 five-story structures. The Board of Supervisors re-approved the project on January 27, 2009 after appeal, litigation, and recirculation of the Environmental Impact Report.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

The Coastal Commission public hearing for the Marina del Rey Local Coastal Program Periodic Review was postponed from the August 11-13 meeting. Staff will provide an update once information is available.

SMALL CRAFT HARBOR COMMISSION MINUTES

The July 13, 2010 meeting minutes have not yet been approved.

MARINA DESIGN GUIDELINES UPDATE

The Department has procured the required software, and work has begun to include more useful graphics or refresh outdated graphics in the draft Marina Design Guidelines for an improved, user friendly tool.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

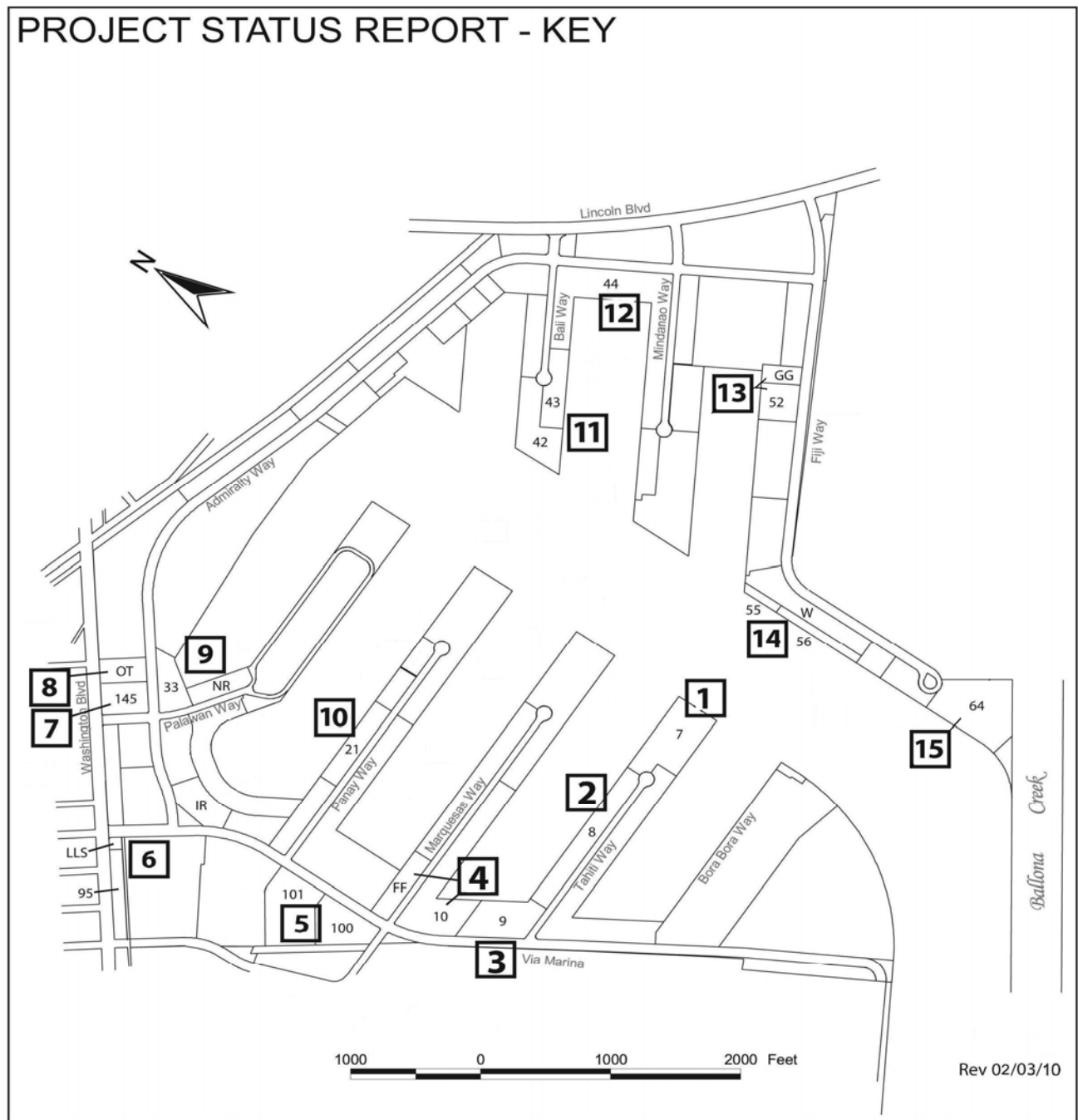
SHK:ks

Attachments (1)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of August 12, 2010

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height Parking -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48' Parking -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08. BOS certified MND on 12/8/09. CDP application for new docks will be included in the Department's watersdie CDP.	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS and meeting date to be determined.	CDP required from from CCC for waterside improvements
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- RPC approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plan check application filed	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. BOS consideration pending.	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	33/NR -- The Waterfront	Ed Czucker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated. Regulatory -- DCB conceptual approval on August 2004; revised project considered by DCB on August 2008 and December 2008 where it was continued.	Change zoning for Pcls 33 and NR to Residential V with a Waterfront Overlay Zone. Parking permit to allow some replacement public parking off site. No Variance proposed
10	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor/community park Parking -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation and dock replacement	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. Currently being prepared for agency review.	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Countyboatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extention Option approved by BOS December 2005. Option expired Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10 Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND being recirculated and 30-day public review period was 7/5/10 through 8/4/10.	No Variance proposed

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



August 12, 2010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 7C – MARINA DEL REY & BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

THE MARINA DEL REY SUMMER CONCERT SERIES 2010

Waterside at Burton Chace Park, 13650 Mindanao Way
Through August 28, from 7:00 p.m. – 9:00 p.m.

Classical Thursday

August 19

Twenty-two year-old violinist Hahn-Bin, a special protégé of the great Itzhak Perlman, has won critical acclaim for his "extraordinary, intelligent and beautiful" performances. Making his second appearance with Maestro Frank Fetta and The Marina del Rey Summer Symphony, Hahn-Bin is the soloist in virtuoso works by Henri Wieniawski and Pablo de Sarasate. The orchestra will perform Samuel Barber's "Souvenirs", Maurice Ravel's "Bolero", and Igor Stravinsky's "Firebird".

Pop Saturdays

August 14

One of the founding figures of the Bossa Nova movement in Brazil, and in 1962, one of the first artists to bring Bossa Nova to American audiences at a historic concert in New York's Carnegie Hall, Oscar Castro-Neves brings his genius as a guitarist, composer and arranger to The Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*. He and his ensemble will perform Bossa Nova favorites, as well as music from his many worlds that include: jazz, pop and classical idioms.

August 28

Shirley Jones, screen star of the musicals "Oklahoma", "Carousel" and "The Music Man", winner of an Academy Award for her role in "Elmer Gantry" and star of the long running hit TV series "The Partridge Family", will make her debut appearance in concert at The Marina del Rey Summer Concerts.

For more information call: Marina del Rey Visitors Center at (310) 305-9545

MARINA DEL REY WATERBUS

Through September 6

For fun on the weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop or dine in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. Season passes are available for \$30.00.

Through September 6

Fridays: 5:00 p.m. - midnight
Saturdays: 11:00 a.m. - midnight
Sundays: 11:00 a.m. - 9:00 p.m.

Marina Summer Concert Schedule

Thursday concert nights
August 19: 5:00 p.m. – midnight

Holiday Schedule

Labor Day: 11:00 a.m. - 9:00 p.m.

Boarding locations:

Marina "Mother's" Beach (ADA accessible)
4101 Admiralty Way

Fisherman's Village
13755 Fiji Way

Burton Chace Park (ADA accessible)
13650 Mindanao Way
#110

Waterfront Walk (ADA accessible)
4433 Admiralty Way, Fire Station

Dolphin Marina (ADA accessible)
13900 Panay Way, Dock Gate #C-200

Marina Harbor (ADA accessible)
14028 Tahiti Way, Dock Gate #A-2200

Esprit 1, (ADA accessible)
13900 Marquesas Way, Dock Gate B-401

Del Rey Landing
13800 Bora Bora Way, Fuel Dock

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

For more information call: Marina del Rey Visitors Center at (310) 305-9545

MARINA DEL REY MOVIE NIGHTS

Burton Chace Park
13650 Mindanao Way
Through September 4

FREE family movies in the park! Showtime is at 8:00 p.m. Come picnic with us at Hornblower Café in Burton Chace Park, open for sunset dining.

Saturdays

August 21 Shark Tale
September 4 Arctic Tale

For more information call: Marina del Rey Visitors Center at (310) 305-9545

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 2:00 p.m. – 5:00 p.m.

Saturday, August 14

Michael Haggins Band, playing Smooth Jazz

Sunday, August 15

Jimbo Ross & The Bodacious Blues Band, playing Jazz & Blues

Saturday, August 21

Eric Ekstrad Band, playing Swing & Jazz

Sunday, August 22

The Bernie Meisinger Band, playing Jazz Standards

Saturday, August 28

Friends, playing Rhythm & Blues

Sunday, August 29

The Mark Carter Project, playing Contemporary Jazz

For more information call: Pacific Ocean Management at (310) 822-6866

SUNSET SERIES SAILBOAT RACES

Marina del Rey
Wednesdays through September 1
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the restaurants with views of the Main Channel on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information call: (310) 823-4567

BEACH EVENTS

BEACH SHUTTLE

Through September 6, 2010
Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Pier, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach Shuttle operates weekends and during the Thursday Marina del Rey Summer Concerts.

For more information call: Marina del Rey Visitors Center at (310) 305-9545 or Playa Vista Guest House at (310) 745-5200

SANTA MONICA PIER TWILIGHT DANCE SERIES

Santa Monica
Thursdays at 7:00 p.m.
Through September 2

Free concerts on the Pier. Prepare to sing, dance, or just rock out to the best in reggae, folk, and rock music on the Santa Monica Pier.

For more information call: (310) 458-8900 or visit www.santamonicipier.org

FIESTA HERMOSA

City of Hermosa Beach
September 4 - 6, 2010
10:00 a.m. – 6:00 p.m.

The annual Labor Day weekend of festivities will take place in downtown Hermosa along Hermosa Avenue, Pier Avenue and Pier Plaza. The three-day event will include vendors, food booths, children's rides and music entertainment stages.

For more information: Call (310) 376-0951 or visit www.fiestahermosa.com

2010 SUMMER OF MUSIC

Redondo Beach Pier
Every Thursday & Saturday
Through September 4, 2010
6:00 p.m. – 8:00 p.m.

Free concerts on the Pier. Take in the fabulous view and amazing sunsets and listen to a wide variety of music ranging from Blues, Country, Island, Latin, Pop, Rock and Surf.

For more information: Visit www.redondopier.com